



Preston, South Ribble and Lancashire City Deal - Combined

Tuesday, 14th July, 2020, Virtual Zoom meeting, at 2.30 pm

Agenda

Part I (Items Publicly Available)

- 1. Welcome and Apologies for Absence**
- 2. Minutes of the City Deal Executive meeting held on 3 March 2020 (Pages 1 - 6)**
- 3. Minutes of the City Deal Stewardship Board meeting held on 3 March 2020 (Pages 7 - 12)**
- 4. Matters Arising**
- 5. Declarations of Interest**

Stewardship Board Items (Chaired by Karl Tupling)

- 6. Homes England City Deal Quarterly Report Q4 2019/20 (Pages 13 - 20)**

Joint Stewardship Board and Executive Items (Chaired by Steve Fogg)

- 7. Preston Western Distributor Progress Update (Verbal Report)**
Phil Wilson, Lancashire Master Plan Delivery Manager, Planning and Environment, Lancashire County Council to present.
- 8. Affordable Housing in the City Deal Area (Verbal Report)**
Cllr Matthew Brown and Cllr Paul Foster to present.
- 9. Any Other Business**

10. Date of Next Meeting

The next Combined City Deal Executive and Stewardship Board meeting is scheduled for Tuesday 6 October 2020, at 2:30pm.

11. Exclusion of the Press and Public

The Board is asked to consider whether, under Section 100A(4) of the Local Government Act 1972, it considers that the public should be excluded from the meeting during consideration of the following items of business on the grounds that there would be a likely disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 12A to the Local Government Act 1972 as indicated against the heading to the item.

Part II (Items that are Private and Confidential)

Executive Committee Items (Chaired by Steve Fogg)

12. City Deal Review (Pages 21 - 38)

Joint Stewardship Board and Executive Items (Chaired by Steve Fogg)

13. Homes England - Business and Disposal Plan Update (Pages 39 - 62)

14. Infrastructure Delivery Performance Monitoring Report - Quarter 4 (January - March 2020) (Pages 63 - 72)

15. City Deal Finance Monitoring Report - Quarter 4 (January - March 2020) (Pages 73 - 82)



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Executive

Minutes of the Meeting held on Tuesday, 3rd March, 2020 at 2.30 pm at the Jordan Suite - The Exchange - County Hall, Preston

Present

Jim Carter (Chairman)

Councillor Matthew Brown

Councillor Paul Foster

County Councillor Geoff Driver CBE

In Attendance

Nicola Elsworth, Head of Public Sector Land, Homes England

Adrian Phillips, Chief Executive, Preston City Council

Gary Hall, Interim Chief Executive, South Ribble Borough Council

Stephen Young, Executive Director of Growth, Environment and Planning, Lancashire County Council

Phil Green, Director of Growth, Environment and Planning, Lancashire County Council

Jo Ainsworth, LEP and Special Projects Finance Manager, Lancashire County Council

Deborah Holroyd-Jones, Senior Development Manager, Homes England

Joanne Hudson, Project Manager, Lancashire County Council

Marcus Hudson, Planning Manager, Lancashire County Council

Andy Milroy, Senior Democratic Services Officer, Lancashire County Council

Jonathan Noad, Director of Planning and Property, South Ribble Borough Council

Sarah Parry, City Deal Programme Manager, Lancashire County Council

County Councillor Michael Green, Cabinet Member, Lancashire County Council
(nominated City Deal Observer)

1. Welcome and Apologies for Absence

The Chairman, Jim Carter, welcomed all to the meeting. Apologies for absence were presented from Mark Rawstron (City Deal Executive), Danielle Gillespie (City Deal Stewardship Board) with Nicola Elsworth attending as her nominee and Angie Ridgwell (City Deal Stewardship Board) with Stephen Young attending as her nominee.

2. Minutes of the City Deal Executive Meeting held on 3 December 2019

Resolved: The minutes of the City Deal Executive meeting held on 3rd December 2019 were approved as an accurate record and signed by the

Chairman.

3. Minutes of the City Deal Stewardship Board Meeting held on 3 December 2019

Resolved: The minutes of the City Deal Stewardship Board meeting held on 3rd December 2019 were approved as an accurate record and signed by the Chairman.

4. Matters Arising

Sarah Parry, City Deal Programme Manager, provided an update on consultations with other City Deal area recipients, specifically Manchester and Cambridge with information provided to City Deal Members on the level of New Homes Bonus each deal receives / expects to receive.

Gary Hall, Chief Executive, South Ribble Borough Council, asked if a response had been received from Government to a letter sent on behalf of the Preston, South Ribble and Lancashire City Deal, it was agreed to re-send the letter to the relevant Ministers given the recent Government reshuffle.

5. Declarations of Interest

Jim Carter recorded a long standard declaration that his organisation, Eric Wright Group, had been selected as Lancashire County Council's partner in taking forward the Cuerden Development. As there were no specific decisions relating to the Cuerden Development it was not deemed necessary to exclude Jim from any of the items on this agenda.

6. Homes England Quarterly Monitoring Progress Update Report Quarter 3 2019 /20

Nicola Elsworth and Debra Holyroyd-Jones (both Homes England) presented a report (circulated) which provided City Deal Members with the Quarterly Monitoring for Quarter 3 – October 2019 to December 2019.

Updates were provided as set out on good progress made across the Homes England portfolio.

In terms of specific updates:

- It was reported that a preferred bidder had been identified for Phase 2 of Whittingham Hospital.
- The first phase build out of Croston Road South had been completed.
- A number of units had started to complete at Altcar Lane in South Ribble.
- The developer had now exited the site for the Phase 1 development at Whittingham Hospital.

- Work was being undertaken by officers to review the trajectory of development moving forward and this would be reported to the Executive and Stewardship Board once completed.

Some updates were also provided on progress made so far during Quarter 4:

- It was anticipated that deals for plots 14 and 15 at Cottam Hall would be agreed by year end.
- Work was underway on the Section 106 agreement for Whittingham Hospital.
- The outline application for Pickerings Farm had been submitted.

It was clarified that information regarding all housing sites were provided in the six monthly Delivery Performance reports that were submitted to the Executive / Stewardship Board. A copy of the last six monthly report could be made available on request.

There was a discussion regarding the 30% affordable housing rate and it was noted that in future reports. It was also agreed that further information would be provided on affordable housing in general and the strategy for development.

There was a discussion regarding the level of affordable housing in the Pickerings Farm planning application with further discussions to take place between the planning applicant and the local authority to which the application had been made.

Resolved: The City Deal Executive and Stewardship Board noted the contents of the report and the progress made by Homes England during Quarter 3 of 2019/20.

7. **Preston Western Distributor - Update**

Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council provided a presentation on the Preston Western Distributor.

The presentation provided the City Deal Executive and Stewardship Board with an update on the various phases of progress on the scheme and major milestones achieved to date. It was noted that the programme had to date achieved all key milestones.

Resolved: The City Deal Executive and Stewardship Board noted the update provided and progress made to date on the Preston Western Distributor Scheme.

8. **Any Other Business**

None

9. Date of Next Meeting

It was noted that the next Combined City Deal Executive and Stewardship Board meeting is scheduled for Tuesday 14th July 2020 at 2:30pm in the Albion Suite, The Exchange, County Hall, Preston.

10. Exclusion of the Press and Public

Resolved: That the press and public be excluded from the meeting during consideration of the following items of business on the grounds that there would be a likely disclosure of exempt information as defined in the appropriate paragraph of Part 1 of Schedule 12A of the Local Government Act 1972, as indicated against the heading of each item. It is considered that in all the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

11. City Deal Review

Sarah Parry, City Deal Programme Manager, presented a private and confidential report (circulated) which provided a position statement on the City Deal Review.

An update was provided regarding the various funding items contained within the report, including major roads funding bids and the Transforming Cities fund.

The report also provided an update on New Homes Bonus following a request at the last Board meeting to make an approach to Government. It was confirmed that a letter had been sent to Government, and that Local Authority Members had ensured that their local MP's had been sighted on this correspondence.

It was noted that should some funding bids progress, that an urgent meeting to consider the implications of these bids might be needed in May 2020.

Councillor Foster requested that it be recorded in the minutes his disappointment that it was not considered appropriate to delay submission of the planning application in respect of the A582 dualling scheme that was recently submitted, until after this City Deal Executive and Stewardship Board meeting had taken place and also requested that no further expenditure be made on this particular application at this time. It was confirmed that money spent on the application was within the limits previously approved by the City Deal Executive at its meeting held in July 2019.

Following a period of debate it was agreed that the current spending cap on the scheme shall remain as approved by the City Deal Executive in July 2019, with it requested that the three Local Authority Chief Executives review the remaining spend profile.

Resolved: The City Deal Executive:

- (i) Noted the content of the report, and
- (ii) Agreed to proceed in accordance with the July 2019 decision in relation to the A582 scheme planning submission, subject to the Chief Executives reviewing any remaining expenditure on the submission.

12. Finance Monitoring Report - Quarter 3 (October - December 2019)

Jo Ainsworth, Principal Accountant, Lancashire County Council, tabled a private and confidential report (circulated) which provided the City Deal Finance Monitoring for Quarter 3 – October 2019 to December 2019.

Resolved: The City Deal Executive and Stewardship Board

- (i) Noted and accepted the Financial Report for Quarter 3 – October 2019 to December 2019 Finance Update; and
- (ii) Noted the work ongoing and required to be resolved.

13. Infrastructure Delivery Performance Monitoring Report - Quarter 3 (October-December 2019)

Joanne Hudson, Project Manager, Lancashire County Council, presented a private and confidential report (circulated) which provided the City Deal Executive and Stewardship Board with an Infrastructure Delivery Performance Monitoring Report for Quarter 3 – October 2019 to December 2019.

It was noted that whilst the outcome of the various grant funding bids were awaited, and until discussions with Government had been held in relation to changes to NHB, the three Local Authority Chief Executives would review the remaining Infrastructure delivery programme to determine when future funding decisions would be required. The Programme Board would make recommendations for funding, if appropriate, to the City Deal Executive and Stewardship Board.

Resolved: The City Deal Executive and Stewardship Board

- (i) Agreed that only those schemes where there is a contractual, planning or health and safety obligation to meet are delivered with City Deal funding at this point and that all uncommitted project spend is paused, until the City Deal review has concluded and revised heads of terms are agreed.
- (ii) Agreed to delegate authority to the City Deal Programme Board to agree exceptions to the pause on spend outlined in 1 above, up to a maximum spending limit of £100,000, in order to avoid significant delays and significant further costs (for example in instances where further restrictions

and delay could jeopardise the success of funding bids). Exceptions requiring more than £100,000 would need to be referred to the City Deal Executive for approval, and in order to avoid unnecessary delay, can be determined via written resolution if required; and

- (iii) Noted the Quarter 3 Project Monitoring Report for the period October - December 2019, which takes account of recommendation (i) above.

1.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Stewardship Board

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Nicola Elsworth (Chairman)

Stephen Young
Gary Hall

Adrian Phillips
Jim Carter

In Attendance

Councillor Matthew Brown, Leader, Preston City Council
County Councillor Geoff Driver CBE, Leader, Lancashire County Council
Councillor Paul Foster, Leader, South Ribble Borough Council
Phil Green, Director of Growth, Environment and Planning, Lancashire County Council
Jo Ainsworth, LEP and Special Projects Finance Manager, Lancashire County Council
Deborah Holroyd-Jones, Senior Development Manager, Homes England
Joanne Hudson, Project Manager, Lancashire County Council
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requiring more than £100,000 would need to be referred to the City Deal Executive for approval, and in order to avoid unnecessary delay, can be determined via written resolution if required; and

- (iii) Noted the Quarter 3 Project Monitoring Report for the period October - December 2019, which takes account of recommendation (i) above.



Homes
England



CITY DEAL
Preston, South Ribble & Lancashire

Making homes happen

CITY DEAL EXECUTIVE & STEWARDSHIP BOARD 14th JULY 2020

Homes England Quarterly Monitoring Progress Update Report

Quarter 4 2019 /20

OFFICIAL

Agenda Item 6

1. Report Overview

- 1.1. This report provides an update on the progress that has been made in relation to the Homes England sites that form part of the Preston, South Ribble and Lancashire City Deal. The update relates to the progress that has been made during the fourth quarter of 2019/20, between 1st January and 31st March 2020.
- 1.2. The report focuses on key delivery milestones, finances invested, and outputs generated, and provides a breakdown of the key risks and any emerging issues across the portfolio of sites.

2. Recommendation

- 2.1. Homes England recommends that the Executive and Stewardship Board:

Note the content of this report and the progress made by Homes England during the final quarter of 2019/20.

3. Homes England Site Highlights

- 3.1. Whilst the global pandemic 'Covid-19' has had some impact on the financial year end, good progress has continued to be made across Homes England's sites between 1st January and 31st March 2020. We anticipate that the impacts of the pandemic on the housing market and delivery will be realised throughout 2020/21. Homes England will include an update on these matters in future monitoring reports.
- 3.2. Key highlights from the final quarter of 2019 / 20 are set out in the table below:

Phase / Plot	Status	Completions/ Total Units	Completions (Jan – Mar)	Finance (Jan – Mar)	Summary
1. Cottam Hall					
Phase 1	Completed by Barratt Homes	104 / 104 (100%)	Site Completed	n/a	This site has now completed build out.
Phase 2	Story Homes on-site	123 / 283 (43%)	14	n/a	Story Homes continue to build out site
Phase 3	Unconditional deal with Morris Homes in place	0 / 119 (0%)	n/a	n/a	Start on site made Q4 2019. Ongoing issues with new mitigation have resulted in a delay to delivery, however, show homes have been built and first completions are anticipated Q1 / 2 of 2020.

Phase 4	Conditional deal with Rowland Homes in place	0 / 141 (0%)	n/a	n/a	Reserved Matters Application for 141 homes was approved on 11 th July 2019. Modification to GCN licence has been approved. Homes England has concluded S106 agreement discussions with third parties. It is hoped that the unconditional stage of the deal will complete Q2 of 2020 / 21, with house building to then commence.
Phase 5	Site not yet released for disposal	0 / 233 (0%)	n/a	n/a	Homes England currently determining approach to disposal. Tender to appoint preferred developer partner likely to commence Summer 2020.
Phase 6 (Plots 14 and 15)	Both plots (14 and 15) of Phase 6 have now been disposed of on an unconditional and conditional basis to Countryside and Barratt Homes respectively.	0 / 189 (0%)	n/a	n/a	The western portion of Phase 6 (Plot 14) was disposed of on an unconditional freehold basis to Countryside. Grant and loan payments made to LCC. The eastern portion of Phase 6 (Plot 15) was disposed of on a conditional basis to Barratt Homes in Q4. Loan and grant payments are to follow at unconditional deal stage.
2. Cottam Brickworks					
Ransom Strip	Homes England re-commenced negotiations with the landowner's agent (BxB) and LCC for past 12 months	0 / 260 (0%)	n/a	n/a	Further liaisons between Homes England, LCC and the landowner's have been held and discussions are ongoing to find a resolution to the sites access rights.
3. Land at Eastway					
Residential Plot	Story Homes on-site completing build out	110 / 329 (33%)	7	n/a	Story Homes continues to build out, with 7 completions during this reporting period.

Commercial Plot	Site under conditional contract with HSB Healthcare	n/a	n/a	n/a	Homes England acquired community registered asset (CRA) land within the vicinity of the site in February 2020. Delivery of a new access into the site is yet to commence, estimated to be June / July 2020.
4. Whittingham Hospital					
Phase 1	Taylor Wimpey has completed Phase 1	150 / 150 (100%)	n/a	n/a	Taylor Wimpey has completed build out of Phase 1.
Phase 2	Preferred bidder Barratt David Wilson selected end of March 2020.	0 / 232 (0%)	n/a	n/a	Preferred bidder Barratt David Wilson selected at the end of March 2020 and conditional contract agreed. Reserved matters to be submitted during the next financial year reporting period.
Phases 3 and 4	Not yet released. Disposal phases and options to be reviewed in 2020 / 21.	n/a	n/a	n/a	Current strategy is to dispose of part of the next phases (circa 40 units) in 20/21 however this to be confirmed dependant on market interest.
5. Preston East					
Expansion Area	In Q4 Homes England submitted a representation to the Central Lancashire Local Plan review supporting further allocation of the site.	n/a	n/a	n/a	Homes England has submitted a Development Statement to promote the site for continued allocation within the Central Lancashire Local Plan. The site is currently being marketed.
Sector D	Deal completed with Inchcape Estates now on site	n/a	n/a	n/a	Inchcape Estates continue development of site with construction underway.
6. Pickerings Farm					
n/a	Masterplan and outline application submitted	0 / 345 (0%)	n/a	n/a	Masterplan and outline application currently being considered and detailed dialogue with SRBC and LCC is taking place.

					Further due diligence is also underway to support the planning application.
7. Altcar Lane					
n/a	Continued build-out	25 / 200 (13)	4	n/a	Lovell continue to build out the site
8. Croston Road North					
n/a	Preferred Bidder (Keepmoat) approved October 2019	0 / 400 (0%)	n/a	n/a	Agreement for lease entered into with Keepmoat subject to planning. Anticipated to go unconditional upon receipt of planning permission currently estimated November 2020.
9. Croston Road South					
Phase 1	Miller Homes has completed Phase 1	96 / 96 (100%)	19	n/a	Miller Homes has completed Phase 1
Phase 2	Miller Homes on-site	68 / 79 (86%)	6	n/a	6 completions have been recorded on Phase 2 of this site during this period.
10. Brindle Road					
n/a	Complete	46 / 46 (100%)	n/a	n/a	All units completed and all finances paid.
11. Walton Park Link					
n/a	Morris on site	17 / 275 (6%)	17	n/a	Morris commenced early site clearance works on site in September. Remediation work and construction of link road, with first housing completions delivered.

4. Finance

- 4.1. Homes England is currently still on track to pay the majority of £37.5 million grant by 2023 / 24 however this position has been reviewed as part of the Homes England Business Disposal Plans (BDP) Refresh (2020/21-2023/24) and some grant will now be paid up to 2030 in relation to the contract with Keepmoat at Croston Road North, this will be detailed in the BDP and presented to the Board.

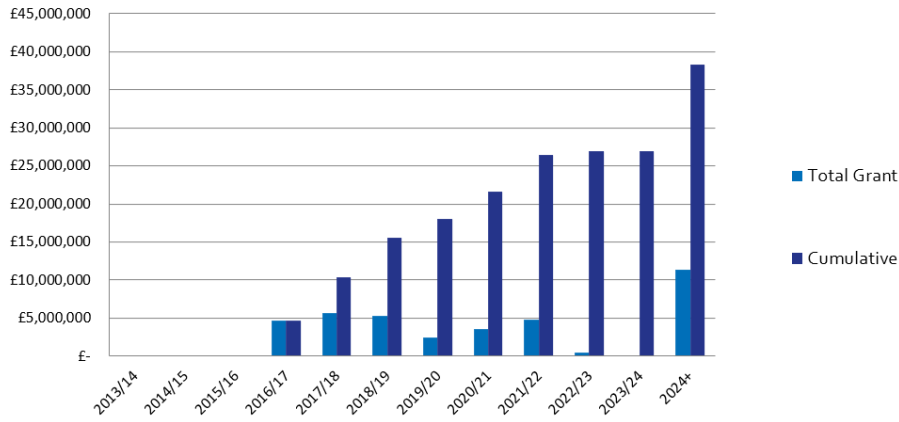
- 4.2. A grant payment of £429,673.37 and loan payment of £1,153,116.63 were made to LCC during Q4 of 2019/20 in relation to the unconditional disposal of Cottam Hall Phase 6 (Plot 14) to Countryside.
- 4.3. The following payments are anticipated to be made in the next financial year (2020/21):
 - 4.3.1. A loan amount of £123,497.00 is expected to be paid out in Q2 of 2020 (estimated July) in relation to the sale of the Local Centre site at Cottam Hall
 - 4.3.2. A loan amount of £1,217,707.00 is currently anticipated to be paid out in Q3 of 2020 (estimated November) subject to reserved matters consent being achieved and agreement with Keepmoat going unconditional on Croston Road North
 - 4.3.3. A loan amount of £2,578,006.00 is also expected to be paid out within the latter period of 2020/21 in relation to Phase 4 (Plots 1-3) of Cottam Hall and
 - 4.3.4. Grant payments totalling c£3.5m are forecast to be paid in relation to development at the Eastway site later in 2020/21.

5. Summary of Delivery

- 5.1. Good progress has been made on site delivery across Homes England's portfolio during the final quarter (Q4) of 2019/20, with a grant and loan payment made to LCC as detailed above.
- 5.2. The key delivery milestones for quarter 4 included:
 - 5.2.1. Selection of a preferred developer (BDW) on Plot 15 at Cottam Hall with the conditional contract agreed
 - 5.2.2. Outline planning consent achieved at Whittingham Hospital, subject to a Section 106 agreement
 - 5.2.3. Selection of preferred developer (Keepmoat) at Croston Road North with the conditional contract agreed
 - 5.2.4. Submission of an outline application on Pickering's Farm and
 - 5.2.5. Selection of a preferred developer (BDW) for Whittingham Hospital Phase 2 with the conditional contract agreed.

APPENDIX I - DASHBOARD

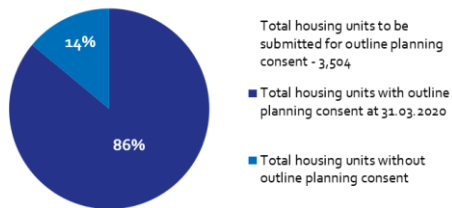
Summary of BDP Payments



BDP Forecast 2019 / 20

	Q1	Q2	Q3	Q4	In Year Actual	BDP forecast for 20 / 21
Grant	£0	£2m	£0	£4,29,673	£2,429,673	£3.6m
Loan	£0	£0	£0	£1,153,117	£1,153,117	£5.5m
Housing Completions	33	57	74	67	231	n/a

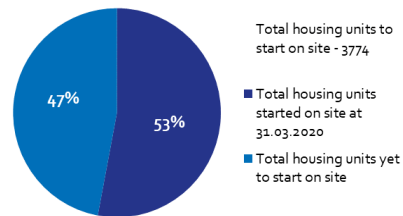
Planning Consents



Of the Homes England residential City Deal sites, only Pickering's Farm is yet to achieve planning consent.

An outline application was submitted this quarter.

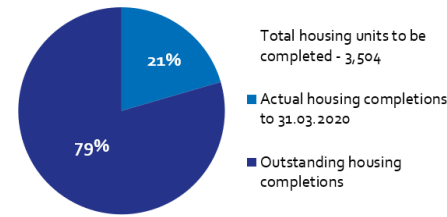
Starts on Site



Housing starts have been claimed for 1,678 units on Homes England City Deal sites to date.

Starts are claimed in full upon commencement of the site.

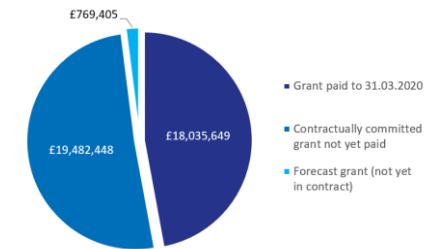
Housing Completions



There have been 719 housing completions to date on Homes England City Deal sites.

There were 67 housing completions during this reporting period.

Grant Payments



To date, £18,035,649 has been paid to LCC as grant, with a further £19.4m contractually committed across Homes England City Deal sites.



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Agenda Item 12

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Agenda Item 13

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Agenda Item 14

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Agenda Item 15

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