



Preston, South Ribble and Lancashire City Deal - Combined

Tuesday, 11th October, 2022 in Committee Room 'C' - The Duke of Lancaster Room, County Hall, Preston, at 2.00pm

Agenda

Part I (Items Publicly Available)

- 1. Welcome and Apologies for Absence**
- 2. Minutes of the City Deal Executive meeting held on 20 October 2021**
(Pages 1 - 6)
- 3. Minutes of the City Deal Stewardship Board meeting held on 20 October 2021** (Pages 7 - 12)
- 4. Matters Arising**
- 5. Declarations of Interest**

Stewardship Board Items (Chaired by Karl Tupling)

- 6. Homes England Quarterly Monitoring Progress Update Report - Q1 2022/23** (Pages 13 - 22)

Executive Committee Items (Chaired by Mark Rawstron)

- 7. Any Other Business**
- 8. Date of Next Meeting**
The next Combined City Deal Executive and Stewardship Board meeting will be held on a date to be chosen.
- 9. 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 Mark Rawstron)

- 10. Preston Western Distributor Roads Programme - Update (Pages 23 - 28)**
- 11. City Deal - Proposed Way Forward (Pages 29 - 42)**



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Executive Board

Minutes of the Meeting held on Wednesday, 20th October, 2021 at 1.00 pm held as a Virtual Teams Meeting

Present

Mark Rawstron

Councillor Matthew Brown
Councillor Paul Foster

County Councillor
Phillippa Williamson

In Attendance

Nicola Elsworth, Head of Planning and Enabling, Homes England
Angie Ridgwell, Chief Executive and Director of Resources, Lancashire County Council
Gary Hall, Chief Executive, South Ribble Borough Council
Adrian Phillips, Chief Executive, Preston City Council
County Councillor Aidy Riggott, Cabinet Member for Economic Development and Growth, Lancashire County Council (nominated City Deal observer)
Councillor David Borrow, Preston City Council, (nominated City Deal observer)
Joanne Ainsworth, Principal Accountant, Lancashire County Council
Jonathan Behan, Homes England
Chris Hayward, Director of Development and Housing, Preston City Council
Phil Green, Director of Growth, Environment and Planning, Lancashire County Council
Sarah Parry, City Deal Programme Manager, Lancashire County Council
Homairah Sheth, Project Officer, Lancashire County Council
Steve Burns, Head of Service - Strategic Development, Lancashire County Council
Bryan Magan, Democratic Services Manager, Lancashire County Council
Sam Parker, Senior Democratic Services Officer, Lancashire County Council
Craig Alker, Business Support Officer, Lancashire County Council

1. Welcome and Apologies for Absence

The Chair welcomed everyone to the meeting.

Apologies were received from Karl Tupling, Director of Emerging and Developing Markets, Homes England.

Nicola Elsworth, Head of Planning and Enabling, Homes England replaced Karl Tupling, Director of Emerging and Developing Markets, Homes England as Chair of the Stewardship Board for this meeting only.

2. Minutes of the City Deal Executive meeting held on 13 July 2021

Resolved: That the minutes of the City Deal Executive Board meeting held on 13 July 2021 were approved as an accurate record and signed by the Chair.

3. Minutes of the City Deal Stewardship Board meeting held on 13 July 2021

Resolved: That the minutes of the City Deal Stewardship Board meeting held on 13 July 2021 were approved as an accurate record and signed by the Chair.

4. Matters Arising

In relation to the actions from the previous meeting, it was noted that in relation to the resolution under Item 6 in the minutes, the Board was informed that the action on reporting affordable housing provision was being considered by the City Deal project team meeting and that representatives from the districts had already begun to have internal discussions with the relevant planning officers. However, a discussion was still needed to discuss how it should be captured as part of the monitoring reports to the Board.

Additionally, in relation to the action under Item 10 in the minutes from the previous meeting, regarding a meeting to be arranged between the Chief Executives and Homes England to better understand the dynamics of the National Board report, it was noted that there were still matters to be resolved between City Deal partners with regards to a revised deal and no report would be taken to the National Board until those matters were further progressed.

5. Declarations of Interest

No declarations of interest were made.

6. Homes England Quarterly Monitoring Progress Update Report - Q1 and Q2 of 2021/22

Jonathan Behan, Homes England presented a report which updated the City Deal Stewardship Board members about progress with Homes England sites during Quarter 1 and Quarter 2 of the 2021/22 financial year.

Updates were provided on the progress made across the Homes England portfolio and it was noted that a good level of completions had been carried out during Q1 and Q2 of 2021/22. In terms of specific updates:

- 50 completions were made across various phases at Cottam Hall, the most completions were made by Countryside during Phase 6;
- 8 completions were made at the Land at Eastway by Story Homes and a decision was still pending in relation to the planning application on the commercial plot;
- 14 completions were made at Altcar Lane; and
- There have been no completions yet at Croston Road North, but work had commenced at the site.

In terms of the financial outputs of the sites during Q1 and Q2, it was noted that grant payments of £4.5m had been made to the City Deal by Homes England, and this was on the back of the sales or disposals from the Land at Eastway and Cottam Hall sites, and in terms of the loan payments, £8m had been made to Lancashire County Council.

Following questions raised by the Board in relation to the terms of sales and the market, it was noted that it had been a very positive period in terms of sales and there was still a strong market demand.

Resolved: That, the City Deal Stewardship Board noted the contents of the report and the progress made by Homes England during Quarter 1 and Quarter 2 of the 2021/22 financial year.

7. City Deal Q1 and Q2 Infrastructure Report

Sarah Parry, City Deal Programme Manager, presented a report which provided a progress update on the City Deal infrastructure projects during Quarter 1 and Quarter 2 of 2020/21.

It was noted that out of all the schemes currently ongoing, there were all in the green apart from the Preston Western Distributor. The Board was informed that the reasons for this were due to the monitoring period covering the period when the steel supplier, Cleveland Bridge, entered administration and therefore the report reflected the risks that were attached to the scheme at that time.

However, it was further noted that there was a positive outcome in relation to the acquisition of the steel beams and it was anticipated that the Scheme would be given a Green rating during the next monitoring period. More detail regarding was provided on the Preston Western Update at Item 12 on the agenda.

Resolved: That, the City Deal Executive and Stewardship Board noted the contents of the report and its appendices.

8. Parking Levy

Phil Green, Director of Growth, Environment and Planning, presented a report on a Parking Levy. The report had been produced in response to a request made at the last meeting of the City Deal Executive, to consider the option of introducing a Parking Levy into the Preston and South Ribble City Deal region.

The report set out the known benefits and potential risks of such a scheme, drawing heavily on the example of the scheme which had been introduced in Nottingham.

Following the presentation of the report, a general consensus from all Board members was that it wasn't the appropriate time to investigate the viability of the scheme and that the report be deferred to a future meeting.

Resolved: That, the City Deal Executive:

- i. Noted the contents of the report; and
- ii. The report be deferred to a future meeting of the Board.

9. Any Other Business

There was no other business to be considered.

10. Date of Next Meeting

It was noted that the next Combined City Deal Executive and Stewardship Board meeting was scheduled for Tuesday 7 December 2021 at 2.30pm at County Hall, Preston.

However, due to the rising COVID cases in Lancashire, it was proposed and agreed that the next meeting of the Combined City Deal Executive and Stewardship Board be held virtually in Microsoft Teams.

11. 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.

12. Preston Western Distributor Update

Sarah Parry, City Deal Programme Manager, Lancashire County Council presented a private and confidential report which provided an update on the programme and financial position of the Preston Western Distributor Scheme.

It was noted that the issues with the steel supplier had now been resolved and the steel beams had been delivered to the site.

The Board expressed its thanks to all the officers involved in resolving the steel supply issues.

It was requested that future reports to the Board on the Preston Western Distributor scheme include a more detailed breakdown of the construction costs and contingency risks, and if the report could be presented in a simplified way.

It was also requested that the next Preston Western Distributor update, include an update on the social value outcomes being delivered as a result of the scheme.

Resolved: That, the City Deal Executive:

- i. Noted the current programme and financial position of the Preston Western Distributor Scheme;
- ii. Agreed that future reports to the Board on the Preston Western Distributor Scheme include a more detailed breakdown of the construction costs and contingency risks, and be presented in a simplified way; and
- iii. Agreed that the next Preston Western Distributor Scheme report also provide an update on the social value outcomes being delivered as a result of the scheme.

13. City Deal Finance Monitoring Report Qtr 2 2021/22

Joanne Ainsworth, Principal Accountant, Lancashire County Council presented a private and confidential report which provided an update on the City Deal Infrastructure Delivery Fund as of 30 September 2021.

It was noted that until there was a Government announcement on a replacement for the New Homes Bonus scheme, then it would not be possible to forecast future New Homes Bonus income beyond 2021/22.

In terms of the ongoing issues around the New Homes Bonus, it was noted that discussions were still ongoing with the Government to resolve it. A number of briefing papers, presentations and reports had been provided to the Government on this, and the information had also been provided in the new Ministers briefing note. It was also agreed that the Board would continue to lobby the Government on this issue.

The Board expressed its thanks to all the officers involved in producing the reports for the meeting.

Resolved: That, the City Deal Executive and Stewardship Board:

- i. Noted the September 2021 Financial Update; and
- ii. Noted the work ongoing and required to be resolved to address the deficit forecast in the infrastructure delivery model.



Preston, South Ribble and Lancashire City Deal - Stewardship Board

Minutes of the Meeting held on Wednesday, 20th October, 2021 at 1.00 pm held as a Virtual Teams Meeting

Present

Nicola Elsworth

Angie Ridgwell
Gary Hall

Adrian Phillips
Mark Rawstron

In Attendance

Councillor Matthew Brown, Leader, Preston City Council
Councillor Paul Foster, Leader, South Ribble Borough Council
County Councillor Philippa Williamson, Leader, Lancashire County Council
County Councillor Aidy Riggott, Cabinet Member for Economic Development and Growth, Lancashire County Council (nominated City Deal observer)
Councillor David Borrow, Preston City Council, (nominated City Deal observer)
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Jonathan Behan, Homes England
Chris Hayward, Director of Development and Housing, Preston City Council
Phil Green, Director of Growth, Environment and Planning, Lancashire County Council
Sarah Parry, City Deal Programme Manager, Lancashire County Council
Homairah Sheth, Project Officer, Lancashire County Council
Steve Burns, Head of Service - Strategic Development, Lancashire County Council
Bryan Magan, Democratic Services Manager, Lancashire County Council
Sam Parker, Senior Democratic Services Officer, Lancashire County Council
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Resolved: That, the City Deal Executive:

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- contingency risks, and be presented in a simplified way; and
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The Board expressed its thanks to all the officers involved in producing the reports for the meeting.

Resolved: That, the City Deal Executive and Stewardship Board:

- i. Noted the September 2021 Financial Update; and
- ii. Noted the work ongoing and required to be resolved to address the deficit forecast in the infrastructure delivery model.



Homes
England



CITY DEAL
Preston, South Ribble & Lancashire

Making homes happen

CITY DEAL EXECUTIVE & STEWARDSHIP BOARD 11th October 2022

Homes England Quarterly Monitoring Progress Update Report

Quarter 1 of 2022 / 23

OFFICIAL

Agenda Item 6

1. Report Overview

- 1.1. This report provides an update on the progress that has been made in relation to Homes England sites that form part of the Preston, South Ribble and Lancashire City Deal. The update relates to activity that has taken place during the first quarter of the 2022 / 23 financial year, between 1st April and 30th June 2022.
- 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 relevant across the portfolio of Homes England City Deal sites.

2. Recommendation

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

Note the content of this report and the progress made by Homes England during the first quarter of the 2022 / 23 financial year.

3. Homes England Site Highlights

- 3.1. Following disruption caused by the Covid-19 pandemic, development across all of Homes England’s sites has now resumed.
- 3.2. A summary of delivery across Homes England’s City Deal sites throughout the first quarter of 2022 / 23 is set out in the table below:

Phase / Plot	Status	Completions/ Total Units	Completions (Apr – June)	Finance (Apr – June)	Summary
1. Cottam Hall					
Phase 1	Build out completed by Barratt Homes	104 / 104 (100%)	n/a	n/a	Build-out of site complete
Phase 2	Story Homes on-site	184 / 283 (65%)	13	n/a	Build out of the site ongoing. 13 completions achieved Q1 of 2022 / 23
Phase 3	Morris Homes on-site	73 / 119 (61%)	10	n/a	Build out of the site ongoing. 10 completions achieved Q1 of 2022 / 23.
Phase 4	Rowland Homes on-site	49 / 141 (35%)	25	n/a	Build out of the site ongoing. 25 completions achieved Q1 of 2022 / 23.

Phase 5	Barratt David Wilson Homes reserved matters application approved October 2021	0 / 215 (0%)	n/a	n/a	Barratt David Wilson Homes selected as preferred developer partner in March 2021. Reserved matters application approved October 2021. Start on site anticipated 2022 / 23.
Phase 6 (Plot 14)	Build out of site completed Q4 2021 / 22	68 / 68 (100%)	n/a	n/a	Site build-out completed Q4 of 2021 / 22.
Phase 6 (Plot 15)	Start on site commenced Q1 2022 / 23	1 / 124 (1%)	1	n/a	Start on site commenced Q1 of 2022 / 23
Local Centre	Build out completed October 2021	n/a	n/a	n/a	Build out of site completed Q3 2021 / 22.
2. Cottam Brickworks					
Access agreement	Commercial discussions ongoing	0 / 260 (0%)	n/a	n/a	Commercial discussions ongoing
3. Land at Eastway					
Residential Plot	Story Homes on-site completing build out	169 / 329 (51%)	6	n/a	Built out of site on-going. 6 completions achieved in Q1 of 2022 / 23.
Commercial Plot	Build-out of commercial plot ongoing.	n/a	n/a	n/a	Build-out of commercial plot ongoing.

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	0 / 248 (0%)	n/a	n/a		Start on site made beginning of 2022. House building commenced Q1 2022 / 23
Phase 3 (A,B and C)	De-risking of asset ongoing prior to disposal (forecast in 3 phases)	0 / 238 (0%)	n/a	n/a		De-risking of asset ongoing prior to disposal (forecast in 3 phases). Phase A at conditional stage with reserved matters application approved October 2021. Phase B marketed Q3 2021 / 22.
Phase 4	De-risking of asset ongoing prior to disposal	0 / 273 (0%)	n/a	n/a		Phase 4 marketed Q3 2021 / 22
5. Preston East						
Expansion Area	Finalising HoT with preferred bidder.	c.62,500 sq m employment floorspace	n/a	n/a		Homes England finalising heads of terms with preferred bidder.
Sector D	Build-out of site complete.	n/a	n/a	n/a		Build-out of site complete.
6. Pickerings Farm						
n/a	Outline planning application resubmitted	0 / 275 (0%) Relates to Homes England land only	n/a	n/a		Revised outline planning application submitted Q2 2021 / 22. Application(s) and masterplan rejected at committee November 2021. Planning Appeal held in August 2022.
7. Altcar Lane						
n/a	Continued build-out of site by Lovell	141 / 200 (70%)	11	n/a		11 completions have been achieved during Q1 of 2022 / 23.

8. Croston Road North					
Phase 1	Build out of site ongoing	51 / 308 (17%)	12	n/a	Build out of site ongoing with 12 completions achieved Q1 of 2022 / 23
Phase 2	De-risking of asset ongoing prior to disposal	0 / 212 (0%)	n/a	n/a	De-risking of asset ongoing prior to disposal
9. Croston Road South					
Phase 1	Miller Homes has completed Phase 1	96 / 96 (100%)	n/a	n/a	Miller Homes has completed build out of Phase 1.
Phase 2	Miller Homes on-site	79 / 79 (100%)	n/a	n/a	Build out of site completed Q4 2020 / 21.
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 Homes on site	106 / 293 (36%)	10	n/a	Build out of site ongoing. 10 completions in Q1 of 2022 / 23.

4. Finance

- 4.1. Homes England is forecasting to secure the majority of sale receipts related to the £37.5 million grant by 2023 / 24, however following a review of this position under the Homes England Business Disposal Plan (BDP) Refresh (2020 / 21 – 2023 / 24) some grant payments may be generated beyond this date depending on the timing of the disposal of land across Homes England’s City Deal sites.
- 4.2. Whilst no loan payments were made, a grant payment of £80,169 was made to LCC in April 2022 in relation to overage received from the buildout of land at Eastway, Preston.

5. Affordable Housing Provision

- 5.1. The table below provides a break-down of the on-site affordable homes provision achieved across Homes England’s City Deal sites.
- 5.2. All sites are delivering policy compliant levels of affordable housing, either through on-site provision or off-site contributions, except for Whittingham where viability issues have led to a lower level of s106 affordable being provided.

City Deal Site		Total Units Across Site with Planning Consent		Total Units anticipated to be delivered across Homes England Land Only	Of which: Open Market Sales	Of which: Affordable / Social Rent / Shared Ownership	Of which: Percentage Affordable (on-site)	Off-site contribution made for affordable housing? (Y/N)	Completions to date across Homes England Land Only	Of which: Affordable / Social Rent / Shared Ownership
		Granted	Awaited							
1	Cottam Hall	Up to 1,100	-	1,054	692	348	30%	N	479	175
2	Cottam Brickworks*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
3	Land at Eastway	329	-	329	280	49	15%	Y	169	15
4	Whittingham Hospital****	909	-	909	751	158	17%	Y	150	17
5	Preston East EA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
6	Pickering’s Farm **	-	275	275	TBC				0	0
7	Altcar Lane	200	-	200	140	60	30%	N	141	57
8	Croston Road North #	400	-	399	340	59	15%	Y	51	16
9	Croston Road South***	254	-	175	149	26	15%	Y	175	26
10	Brindle Road	46	-	46	46	n/a	n/a	Y	46	0
11	Walton Park Link*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total		3,238	275	3,387	2,398	700	n/a	n/a	1,211	306

* The landowner / developers at Cottam Brickworks and Walton Park Link are responsible for obtaining planning consent for the development proposed, not Homes England.

** The 275 units at Pickering’s Farm relate to the original Homes England land forming part of the original City Deal agreement.

*** The 254 units shown as granted comprise: Phase 1 (175 units) completed by Miller Homes, and Phase 2 (79 units) currently under construction.

**** Due to viability a lower affordable housing percentage was agreed at the Whittingham site. The 15% on-site provision of affordable housing shown at Whittingham is an average taken across the site’s four development phases. Subject to local requirements, there is potential for an additional off-site contribution to be made towards affordable housing through the re-provision of an education contribution agreed for Phase 4.

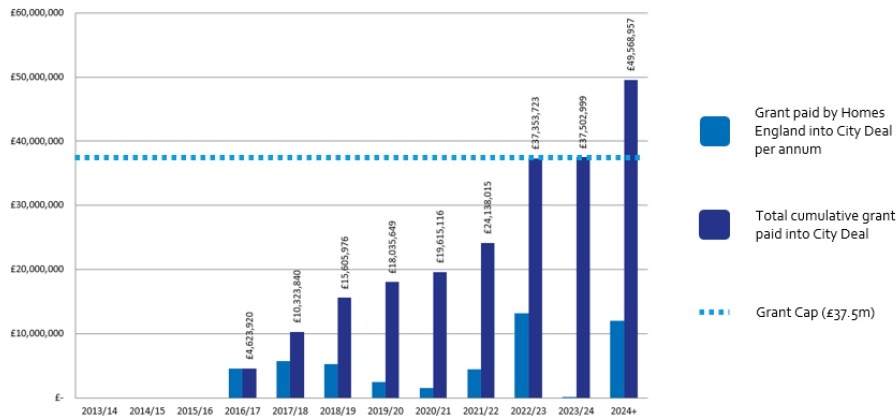
The 400 units shown at Croston Road North relate to homes anticipated to be delivered across Homes England Land only.

6. Summary of Delivery

- 6.1. With on-site delivery less affected by the impact of Covid-19, alongside a strong housing market supported by pent-up demand; development has progressed well across Homes England's City Deal sites during the first quarter of 2022 / 23.
- 6.2. Several milestones and completions have been achieved including:
 - 6.2.1. A further 49 new homes completed across phases of ongoing build out at Cottam Hall, including a start on site made on Phase 6 Plot 15;
 - 6.2.2. 11 new homes completed at Altcar Lane;
 - 6.2.3. 12 new homes completed at Croston Road North;
 - 6.2.4. A start on site made on the second phase of development at Whittingham Hospital; and
 - 6.2.5. 6 new homes completed on land at Eastway, with a grant payment of £80,169 paid to LCC in relation to overage secured at the site.
- 6.3. Across the total new completions this quarter, 18 of these have been of affordable tenures.

APPENDIX I - DASHBOARD

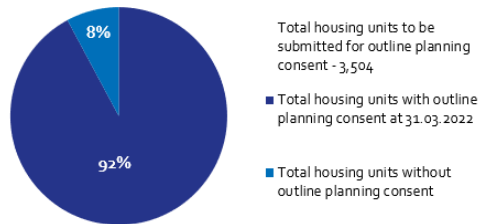
BDP Forecast Summary of Grant Payments



BDP Forecast 2022 / 23

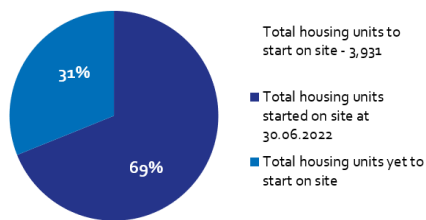
	Q1	Q2	Q3	Q4	In Year Total
Grant	£0.08m	£0	£0	£0	£0.08m
Loan	£0	£0	£0	£0	£0
In year Housing Completions **	88	0	0	0	88

Planning Consents



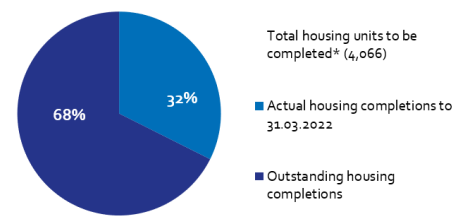
Of the Homes England residential City Deal sites, only Pickering's Farm is yet to achieve planning consent.

Starts on Site



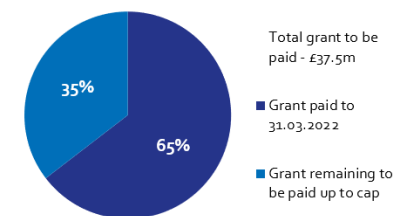
Housing starts have been claimed for 2,709 units on Homes England City Deal sites to date, out of a total 3,931 units.*

Housing Completions



There have been 1,317 housing completions to date across the 11 Homes England's City Deal sites.*

Grant Payments



To date, £24,218,184 has been paid to LCC as grant, with around £13 million remaining to be paid before the grant cap of £37.5million is reached

*Figures include Walton Park Link and Cottam Brickworks sites.

** Homes England land only



Homes
England

Agenda Item 10

(NOT FOR PUBLICATION: By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered that all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information)

Document is Restricted

Agenda Item 11

(NOT FOR PUBLICATION: By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered that all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information)

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Appendix A

(NOT FOR PUBLICATION: By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered that all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information)

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