



Preston, South Ribble and Lancashire City Deal Stewardship Board and Executive - Combined Meeting

Wednesday, 22nd February, 2017 in Cabinet Room 'C' - The Duke of Lancaster Room, County Hall, Preston, at 10.00 am

Agenda

Part I (Items Publically Available)

- 1. Welcome and Apologies for Absence**
- 2. Minutes of the City Deal Executive and Stewardship Board meetings held on 18th November 2016 and 9th January 2017 (Pages 1 - 24)**
- 3. Matters Arising**
- 4. Declarations of Interest**

Joint Stewardship Board and Executive Items (Chaired by Jim Carter)

- 5. Cycling / Guild Wheel**
Presentation, Mr Peter Ward.
- 6. Investment Marketing Update Report (Pages 25 - 30)**

Stewardship Board Items (Chaired by Danielle Gillespie)

- 7. HCA Business and Disposal Plan (2016 – 2019) Progress Update (Pages 31 - 34)**

Joint Stewardship Board and Executive Items (Chaired by Jim Carter)

- 8. Implementation Update - Quarter 3 - Sept-Dec 2016 (Pages 35 - 66)**
- 9. Procurement: Penwortham Bypass and Section 1 of the East West Link Road (Pages 67 - 72)**

10. Community Infrastructure Plan

Report to follow.

11. Any Other Business

12. Date of Next Meeting

The next Combined City Deal Executive and Stewardship Board meeting is scheduled to be held at 2pm on 14th June 2016, in Cabinet Room 'D' - The Henry Bolingbroke Room, County Hall, Preston.

Part II (Items that are Private and Confidential)

13. Resources Review

Report to follow.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal Executive

Minutes of the Meeting held on Friday, 18th November, 2016 at 10.00 am at the Cabinet Room 'C' - The Duke of Lancaster Room, County Hall, Preston.

Present:

Jim Carter (Chair)

County Councillor Jennifer Mein
Malcolm McVicar

Councillor Peter Mullineaux
Councillor Peter Rankin

In Attendance

Danielle Gillespie – Homes and Community Agency

Jean Hunter – Interim Chief Executive, South Ribble Borough Council

Lorraine Norris – Chief Executive, Preston City Council

Jo Turton – Chief Executive, Lancashire County Council

Jo Ainsworth - Specialist Advisor: Finance, Lancashire County Council.

Caroline Baker - Cushman and Wakefield.

Chris Hayward – Director of Development, Preston City Council

Beckie Joyce - Head of Strategic Development, Lancashire County Council

Mike Neville - Senior Democratic Services Officer, Democratic Services, Lancashire County Council.

Sarah Parry - Specialist Adviser, City Deal Programme, Lancashire County Council

Sue Procter - Director Programmes and Project Management, Lancashire County Council.

Stuart Sage - Homes and Community Agency

Eddie Sutton - Director of Development and Corporate services, Lancashire County Council.

Ginette Unsworth – Interim Head of Communications, Lancashire County Council

1. Welcome and Apologies for Absence

The Chair welcomed Jean Hunter, the Interim Chief Executive Officer from South Ribble Borough Council and Ginette Unsworth, Interim Head of Communications at the County Council to their first meeting.

The Chair also introduced Caroline Baker from Cushman and Wakefield who would be giving a presentation on Preston City Centre Living later in the meeting.

It was noted that no apologies had been received.

2. Minutes of the City Deal Executive and Stewardship Board meetings held on 30th September 2016

With regard to the resolution at item 10 it was noted that an update on the development of the City Deal Community Infrastructure Plan was not on the agenda and would instead be presented to the meeting on the 22nd February, 2017, when more detail would be available.

It was also noted that a further report in relation to the Phase 3 Resource Review (see resolution at item 15 in the Minutes) was not on the agenda and would be presented to a future meeting.

Resolved: That, subject to the above amendments, the Minutes of the City Deal Executive and Stewardship Board held on the 30th September, 2016, are confirmed as an accurate record and signed by the respective Chairs.

3. Matters Arising

The Chair referred to the discussion at the previous meeting regarding the Business and Delivery Plan 2016/19 and asked for an update on publication of the Plan on the City Deal website. In response Ms Parry informed the meeting that Officers were in the process of finalising some information with colleagues at the HCA and it was hoped that the Plan would be published on the website shortly.

Resolved: That the update is noted.

4. Declaration of Interests

The Chair declared an interest in connection with item 11 as he was Deputy Chairman of Eric Wright Group (who are one of Lancashire County Council's Strategic Property Partners). The development arm of the Eric Wright Group is involved in the Cuerden Strategic Development Site. He added that having taken advice he had been informed that, subject to the agreement of the Executive/Board, he would remain in the meeting during the update as the information to be presented was already within the public domain.

Resolved:

1. That the declaration of interest by Mr J Carter in relation to item 11 on the agenda regarding the Cuerden Strategic Development Site update is noted.
2. That Mr Carter should not be excluded from the meeting during the update at item 11 as the information to be presented is already within the public domain.

5. Preston City Centre Living Strategy

Caroline Baker from Cushman and Wakefield gave a presentation on the Preston City Centre Living Strategy.

In considering the presentation members of the City Deal Executive and Stewardship Board made a number of points, including the following.

- Reference was made to a previous City Centre development which had not proceeded and the subsequent fall in city centre property prices and reduction in retail activity. In response Caroline reported that Liverpool had experienced a similar problem in the past but had more recently made progress in developing city centre living. She added that Preston was now in a good position to be able to articulate a strong vision and a clear framework for future development which would be attractive to both retail and property developers.
- The employment aspect of city centre living was discussed and it was suggested that Preston was well placed as a base for people to live who would then commute to Manchester or Liverpool. It was noted that in the future Lancashire needed to articulate to the market place the range of property available, together with other elements like local schools and leisure facilities, in order to stimulate interest.
- It was noted that joint working between Lancashire authorities, such as the Lancashire Combined Authority, would assist in areas such as city centre development.
- The Executive/Board acknowledged that in some areas of Preston there were significant populations on low incomes and that every effort should be made to accelerate the provision of suitable quality accommodation for people across the board.

In summary the Chair thanked Caroline for her presentation and stated that Preston was well placed to build on previous investment and marketing activity in order to develop a strong city centre living offer.

Resolved: That the views of the City Deal Executive and Stewardship Board in relation to city centre living, as set out above, are noted.

6. Preston, South Ribble and Lancashire City Deal: HCA Business and Disposal Plan (2016 – 2019) Progress Update

Danielle Gillespie, Executive Director from the North West, Homes and Communities Agency, took the Chair for the next item of business and highlighted a number of points in relation to the upcoming Autumn Statement, including the following.

- Housing and infrastructure were expected to be priorities.
- The previous timescale had changed and a White Paper was anticipated before Christmas.
- There was an expectation that new and existing programmes would need to operate in a more flexible manner.
- The strength of partnership working in order to deliver large scale or 'game changing' schemes had been recognised and consideration may need to be given to allocating additional resources in order to unlock the development of such sites.
- Future developments would be expected to be rooted in local communities in order to be sustainable.
- The government would continue to look to increase home ownership but would also seek to expand rented or shared ownership property.

Stuart Sage reported that a deal had recently been finalised in relation to the Preston Sector 'D' employment site. It was further reported that the Cottam Hall Site 'K' site had recently been nominated for a 2016 House Builders award (the third award in relation to that development) and that 122 new homes had been completed on HCA sites across the County against a target of 192 completions by the end of March 2017.

Resolved:

1. That the City Deal Executive and Stewardship Board note the updates as set out in the report and presented at the meeting.
2. That partners involved in the development at the Cottam Hall Site 'K' site be congratulated on the nomination for a 2016 House Builders award and that the County Councils Corporate Communications Team seek to publicise the achievement.

7. Resources Review Update

Jim Carter took the Chair for the next items of business and reported that since the last meeting he and Officers had been involved in discussions with the government regarding the City Deal which had included advice about lobbying for future funding.

It was suggested that the City Deal would feed into the Devolution Deal for Lancashire as it progressed and act as a trailblazer initiative which could be applied to other parts of Lancashire.

Resolved:

1. That the City Deal Executive and Stewardship Board note the updates presented at the meeting.
2. That a report on the three phases of delivery of the Resources Review be presented to the next meeting.

8. Business and Delivery Plan - 6 Monthly Monitoring Report – 2016/17

Sarah Parry presented a report which provided an overview of how the City Deal Programme had performed during the first 6 months of Year 3 up to 30th September, 2016, including quantitative/qualitative information and the 6 monthly monitoring return to Government.

It was reported that the monitoring return included a number of positive outputs including the total number of housing units consents to date being 9,113 which was in line with the updated delivery programme and provided reassurance that partners were taking a proactive approach to consenting new development across the City Deal area.

It was also noted that out of the 79 housing sites (excluding unnamed sites) 20 were under construction and 14 were progressing well. Whilst a further 6 were under construction build out rates were slower than anticipated for a variety of reasons and the sites were being monitored accordingly. For the remaining 59 housing sites it was reported that 15 had pre construction milestones in the current year and the majority were progressing well.

Ms Parry informed the meeting that a shortfall of £79,000 had been identified in relation to the cost of public realm works on Cannon Street associated with the Fishergate/Winckley Square Townscape Heritage Initiative (THI). It was reported that the maximum amount of funding for such works had already been allocated from the THI programme which would be required to be delivered by the Heritage Lottery Fund.

As the investment in the public realm was critical to ensuring the delivery of the property improvement schemes for Cannon Street, which formed a key element of the THI, it was proposed to use the £80,000 identified for the Guild Wheel Improvements works at Blackpool Road to meet the shortfall. The section of the Guild Wheel would then be improved in the future as part of either reinstatement works association with the Preston Western Distributor or as a new link as part of the proposed outer Guild Wheel loop.

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

1. Approve the information contained in the report presented as part of the Monitoring Return to Government.
2. Note the progress being made to deliver the development sites and infrastructure schemes.
3. Agree to reallocate the £80,000 currently identified for the Blackpool Road Section of the Guild Wheel to public realm works in Cannon Street Works instead, in order to enable the scheme to be completed with the Blackpool Road improvement scheme to be picked up as part of the longer term reinstatement works.

4. Note the future monitoring activity and reporting as outlined in Section G of the report presented.

9. Business and Delivery Plan - Year 3 Quarter 2 - Finance Report - 2016-17

A report was presented in relation to the City Deal infrastructure delivery model showing the finance activity to date and expected within the City Deal programme.

Resolved: That the City Deal Executive and the Stewardship Board note the contents of the report presented.

10. Procurement: Tom Benson Way Cycling Improvements

A report was presented in relation to the preferred delivery/procurement model for the Tom Benson Way Cycling Scheme which was due to commence in Quarter 4 2016/17 and complete in Quarter 1 2017/18 at an estimated cost of £450,000 (Developer Contributions). It was noted that the scheme was relatively modest and of a nature and specification that the County Councils City Deal Highways Team had extensive experience of delivering successfully.

During consideration of the report it was suggested that for the future Officers should produce a pack of plans for each City Deal scheme which members of the City Deal Executive and the Stewardship Board could use for reference.

Resolved:

1. Given the extensive experience of the County Council City Deal Highways Team in successfully delivering cycling improvement projects, and the potential risks on cost and delivery schedule of a tendered contract, the City Deal Executive and Stewardship Board approve the Tom Benson Way Cycling Scheme being delivered through the City Deal Highways Team.
2. That Officers produce a pack of plans for each City Deal scheme which members of the City Deal Executive and the Stewardship Board can use for future reference.

11. Cuerden Strategic Development Site Update

Members of the City Deal Executive and Stewardship Board discussed the recent announcement by IKEA regarding the establishment of a new retail outlet on the Cuerden Strategic Development site and acknowledged that the new store represented significant employment opportunities for the whole of Lancashire.

It was reported that Chorley Borough Council and Wyre Borough Council had both accepted the offer of a presentation on the development for local elected representatives and a similar offer would be made to the two Unitary Authorities.

Resolved: That the City Deal Executive and the Stewardship Board note the current position regarding the Cuerden Strategic Development site.

12. Communications and Marketing Update

Ginette Unsworth, Interim Head of Communications at Lancashire County Council, reported that the BBC was currently operating a pilot scheme which funded journalists across the country to report specifically on local government issues.

It was noted that in Lancashire the pilot had led to a number of reports in the local media and that the County Councils Corporate Communications Team would seek to build a working relationship with the journalist concerned should the pilot scheme be extended or made permanent.

It was reported that the recent announcement regarding the IKEA development at Cuerden had led to a number of articles in the media which had generally been positive regarding the number of new jobs to be created, though there were some concerns about the potential impact of increased traffic. It was noted that the proposed developments associated with the Markets Quarter in Preston City Centre had also generated media interest.

With regard to the discussion at the previous meeting about the inward investment narrative Ms Unsworth reported that arrangements were being made for a Working Group (comprising representatives from various organisations) to discuss branding in order to ensure delivery of key messages ahead of the launch of the Investment Strategy in relation to housing/employment in early February 2017.

Resolved: That the City Deal Executive and Stewardship Board note the updates reported at the meeting.

13. Any Other Business

The Chair referred to the arrangements that were being made for an 'Away Day' in January 2017 where members of the City Deal Executive and the Stewardship Board would be able to discuss the future direction of the programme.

It was suggested that representatives from Chorley Borough Council and UCLan be invited to attend the Away Day in order to discuss working with the City Deal Executive and the Stewardship Board in the future.

Resolved: The City Deal Executive and Stewardship Board agree that Chorley Borough Council and UCLan be invited to send representatives to attend the Away Day in January, 2017, in order to discuss working together in order to maximise the outcomes of future City Deal developments.

14. Date of Next Meeting

It was noted that the next Combined City Deal meeting would be held at 10.00am on the 22nd February 2017 in Cabinet Room 'C' – The Duke of Lancaster Room at County Hall, Preston.

Part II

At this point the City Deal Executive and the Stewardship Board agreed that the meeting move into Part II (Private and Confidential) in order to consider two remaining items of business which contained exempt information provided in confidence as defined in the Freedom of Information Act 2000. It was considered that in all the circumstances of the case the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

15. City Centre Development – Markets Quarter

Lorraine Norris updated the meeting on plans to develop the Markets Quarter in Preston City Centre North area which was considered critical to the successful regeneration of the City Centre and was of strategic importance to the City Deal. It was noted that the scheme was progressing well and no specific requirements had yet been identified in relation to funding from the City Deal.

Resolved: That the City Deal Executive and Stewardship Board:

1. Note the progress made in bringing forward this key City Deal development in Preston City Centre;
2. Agree in principle to support the development through the City Deal mechanisms in the event that it requires public sector support to assist delivery and;
3. In line with the City Deal Agreement and the Terms of Reference of the Stewardship Board, request that the Stewardship Board review appropriate development mechanisms and present recommendations to the Executive as these come forward.

16. Preston Housing Zone - Update

Chris Hayward, Director of Development from Preston City Council, presented a report on the above and informed the meeting that progress was being made in relation to the majority of the six sites originally identified as part of the initiative and that a seventh site had recently been added.

In considering the report the Executive/Board recognised the challenges associated with a couple of the sites which had impacted on progress and also noted that as the initiative gained momentum there was an increasing demand on existing resources. As a result it was suggested that consideration be given to

securing additional Capacity Funding from the HCA to enable the appointment of an Officer to be located within the City Deal Team to manage delivery of the initiative.

Resolved: That the City Deal Executive and Stewardship Board note the report and approve the development of a bid for additional Capacity Funding from the HCA to support the Preston Housing Zone initiative.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal Stewardship Board

Minutes of the Meeting held on Friday, 18th November, 2016 at 10.00 am at the Cabinet Room 'C' - The Duke of Lancaster Room, County Hall, Preston.

Present:

Danielle Gillespie (Chair)

Jim Carter

Lorraine Norris

Jean Hunter

Jo Turton

In Attendance

Malcolm McVicar – LEP Director / Vice Chair Nominee – City Deal Executive

Councillor Peter Mullineaux – Leader, South Ribble Borough Council

Councillor Peter Rankin – Leader, Preston City Council

County Councillor Jennifer Mein – Leader, Lancashire County Council

Jo Ainsworth - Specialist Advisor: Finance, Lancashire County Council.

Caroline Baker - Cushman and Wakefield.

Chris Hayward – Director of Development, Preston City Council

Beckie Joyce - Head of Strategic Development, Lancashire County Council

Mike Neville - Senior Democratic Services Officer, Democratic Services, Lancashire County Council.

Sarah Parry - Specialist Adviser, City Deal Programme, Lancashire County Council

Sue Procter - Director Programmes and Project Management, Lancashire County Council.

Stuart Sage - Homes and Community Agency

Eddie Sutton - Director of Development and Corporate services, Lancashire County Council.

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Resolved:

1. That the City Deal Executive and Stewardship Board note the updates as set out in the report and presented at the meeting.
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It was also noted that out of the 79 housing sites (excluding unnamed sites) 20 were under construction and 14 were progressing well. Whilst a further 6 were under construction build out rates were slower than anticipated for a variety of reasons and the sites were being monitored accordingly. For the remaining 59 housing sites it was reported that 15 had pre construction milestones in the current year and the majority were progressing well.

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

1. Approve the information contained in the report presented as part of the Monitoring Return to Government.
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3. Agree to reallocate the £80,000 currently identified for the Blackpool Road Section of the Guild Wheel to public realm works in Cannon Street Works instead, in order to enable the scheme to be completed with the Blackpool Road improvement scheme to be picked up as part of the longer term reinstatement works.
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the report presented.

9. Business and Delivery Plan - Year 3 Quarter 2 - Finance Report - 2016-17

A report was presented in relation to the City Deal infrastructure delivery model showing the finance activity to date and expected within the City Deal programme.

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During consideration of the report it was suggested that for the future Officers should produce a pack of plans for each City Deal scheme which members of the City Deal Executive and the Stewardship Board could use for reference.

Resolved:

1. Given the extensive experience of the County Council City Deal Highways Team in successfully delivering cycling improvement projects, and the potential risks on cost and delivery schedule of a tendered contract, the City Deal Executive and Stewardship Board approve the Tom Benson Way Cycling Scheme being delivered through the City Deal Highways Team.
2. That Officers produce a pack of plans for each City Deal scheme which members of the City Deal Executive and the Stewardship Board can use for future reference.

11. Cuerden Strategic Development Site Update

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It was reported that Chorley Borough Council and Wyre Borough Council had both accepted the offer of a presentation on the development for local elected representatives and a similar offer would be made to the two Unitary Authorities.

Resolved: That the City Deal Executive and the Stewardship Board note the current position regarding the Cuerden Strategic Development site.

12. Communications and Marketing Update

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It was noted that in Lancashire the pilot had led to a number of reports in the local media and that the County Councils Corporate Communications Team would seek to build a working relationship with the journalist concerned should the pilot scheme be extended or made permanent.

It was reported that the recent announcement regarding the IKEA development at Cuerden had led to a number of articles in the media which had generally been positive regarding the number of new jobs to be created, though there were some concerns about the potential impact of increased traffic. It was noted that the proposed developments associated with the Markets Quarter in Preston City Centre had also generated media interest.

With regard to the discussion at the previous meeting about the inward investment narrative Ms Unsworth reported that arrangements were being made for a Working Group (comprising representatives from various organisations) to discuss branding in order to ensure delivery of key messages ahead of the launch of the Investment Strategy in relation to housing/employment in early February 2017.

Resolved: That the City Deal Executive and Stewardship Board note the updates reported at the meeting.

13. Any Other Business

The Chair referred to the arrangements that were being made for an 'Away Day' in January 2017 where members of the City Deal Executive and the Stewardship Board would be able to discuss the future direction of the programme.

It was suggested that representatives from Chorley Borough Council and UCLan be invited to attend the Away Day in order to discuss working with the City Deal Executive and the Stewardship Board in the future.

Resolved: The City Deal Executive and Stewardship Board agree that Chorley Borough Council and UCLan be invited to send representatives to attend the Away Day in January, 2017, in order to discuss working together in order to maximise the outcomes of future City Deal developments.

14. Date of Next Meeting

It was noted that the next Combined City Deal meeting would be held at 10.00am

on the 22nd February 2017 in Cabinet Room 'C' – The Duke of Lancaster Room at County Hall, Preston.

Part II

At this point the City Deal Executive and the Stewardship Board agreed that the meeting move into Part II (Private and Confidential) in order to consider two remaining items of business which contained exempt information provided in confidence as defined in the Freedom of Information Act 2000. It was considered that in all the circumstances of the case the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

15. City Centre Development – Markets Quarter

Lorraine Norris updated the meeting on plans to develop the Markets Quarter in Preston City Centre North area which was considered critical to the successful regeneration of the City Centre and was of strategic importance to the City Deal. It was noted that the scheme was progressing well and no specific requirements had yet been identified in relation to funding from the City Deal.

Resolved: That the City Deal Executive and Stewardship Board:

1. Note the progress made in bringing forward this key City Deal development in Preston City Centre;
2. Agree in principle to support the development through the City Deal mechanisms in the event that it requires public sector support to assist delivery and;
3. In line with the City Deal Agreement and the Terms of Reference of the Stewardship Board, request that the Stewardship Board review appropriate development mechanisms and present recommendations to the Executive as these come forward.

16. Preston Housing Zone - Update

Chris Hayward, Director of Development from Preston City Council, presented a report on the above and informed the meeting that progress was being made in relation to the majority of the six sites originally identified as part of the initiative and that a seventh site had recently been added.

In considering the report the Executive/Board recognised the challenges associated with a couple of the sites which had impacted on progress and also noted that as the initiative gained momentum there was an increasing demand on existing resources. As a result it was suggested that consideration be given to securing additional Capacity Funding from the HCA to enable the appointment of an Officer to be located within the City Deal Team to manage delivery of the initiative.

Resolved: That the City Deal Executive and Stewardship Board note the report

and approve the development of a bid for additional Capacity Funding from the HCA to support the Preston Housing Zone initiative.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal Executive

Minutes of the Meeting held on Monday, 9th January, 2017 at 5.30 pm at the Cabinet Room 'D' - The Henry Bolingbroke Room, County Hall, Preston

Present

Jim Carter (Chair)

Malcolm McVicar

Councillor Peter Rankin

County Councillor Jennifer Mein

In Attendance

Danielle Gillespie - Homes and Community Agency

Jean Hunter - Interim Chief Executive, South Ribble Borough Council

Lorraine Norris – Chief Executive, Preston City Council

Jo Turton – Chief Executive, Lancashire County Council

Beckie Joyce - Head of Strategic Development, Lancashire County Council

Andy Milroy - Senior Democratic Services Officer, Lancashire County Council

Sarah Parry - Specialist Adviser, City Deal Programme, Lancashire County Council

Stuart Sage - Homes and Community Agency

Eddie Sutton - Director of Development and Corporate Services, Lancashire County Council

Ginnette Unsworth - Head of Communications, Lancashire County Council

1. Welcome and Apologies for Absence

The Chair welcomed all to the meeting, apologies for absence were presented from Councillor Peter Mullineaux. It was noted that due to the absence of the South Ribble Borough Council Leader (or their nominee) that the meeting was inquorate. The Members present agreed to continue to hold an inquorate meeting with any decisions to be deferred to the next City Deal Executive and Stewardship Board meeting for approval.

2. Declarations of Interest

None

3. Any Other Business

A draft report was circulated under Any Other Business regarding Preston City Centre: Transport Plan Brief.

It was noted that Lancashire County Council, on behalf of the City Deal partners, were to seek consultancy support to prepare a City Centre Transport Plan. In addition it was reported that the consultant should be appointed in early 2017 and would have six to nine months to complete the work. It was also noted that work will need to be compliant with the Department for Transport's Early Assessment and Sifting Tool (EAST) framework.

It was noted that City Deal Executive and Stewardship Board Members will be kept updated on progress through regular updates provided to the Combined Executive and Stewardship Board meetings.

Resolved: That the update regarding the Preston City Centre Transport Plan Brief be noted and that regular updates will be provided to the Combined Executive and Stewardship Board meetings.

4. Date of Next Meeting

It was noted that the next Combined City Deal Executive and Stewardship Board meeting was scheduled to be held on 22nd February 2017, 10am, in Cabinet Room 'C' – The Duke of Lancaster Room, County Hall, Preston.

Part II

At this point the City Deal Executive and the Stewardship Board agreed that the meeting move into Part II (Private and Confidential) in order to consider two remaining items of business which contained exempt information provided in confidence as defined in the Freedom of Information Act 2000. It was considered that in all the circumstances of the case the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

5. Communications Update

Simon Turner, Freshfields, presented a report, in Part II, regarding a Communications Update in relation to marketing City Deal opportunities to investors, developers and influencers.

After consideration, it was agreed that further work be undertaken on the marketing strategy with further information to be circulated to City Deal Executive and Stewardship Board Members after the meeting.

Resolved: That the report be noted and that further work be undertaken on the marketing strategy, with further information be circulated to City deal Executive and Stewardship Board Members for approval, after the meeting.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal Stewardship Board

Minutes of the Meeting held on Monday, 9th January, 2017 at 5.30 pm at the Cabinet Room 'D' - The Henry Bolingbroke Room, County Hall, Preston

Present

Danielle Gillespie (Chair)

Jim Carter
Lorraine Norris

Jean Hunter
Jo Turton

In Attendance

Councillor Peter Rankin – Leader, Preston City Council
County Councillor Jennifer Mein - Leader, Lancashire County Council
Beckie Joyce - Head of Strategic Development, Lancashire County Council
Andy Milroy - Senior Democratic Services Officer, Lancashire County Council
Sarah Parry - Specialist Adviser, City Deal Programme, Lancashire County Council
Stuart Sage - Homes and Community Agency
Eddie Sutton - Director of Development and Corporate Services, Lancashire County Council
Ginnette Unsworth - Head of Communications, Lancashire County Council

1. Welcome and Apologies for Absence

The Chair welcomed all to the meeting, apologies for absence were presented from Councillor Peter Mullineaux. It was noted that due to the absence of the South Ribble Borough Council Leader (or their nominee) that the meeting was inquorate. The Members present agreed to continue to hold an inquorate meeting with any decisions to be deferred to the next City Deal Executive and Stewardship Board meeting for approval.

2. Declarations of Interest

None

3. Any Other Business

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It was noted that Lancashire County Council, on behalf of the City Deal partners, were to seek consultancy support to prepare a City Centre Transport Plan. In addition it was reported that the consultant should be appointed in early 2017 and would have six to nine months to complete the work. It was also noted that work will need to be compliant with the Department for Transport's Early Assessment and Sifting Tool (EAST) framework.

It was noted that City Deal Executive and Stewardship Board Members will be kept updated on progress through regular updates provided to the Combined Executive and Stewardship Board meetings.

Resolved: That the update regarding the Preston City Centre Transport Plan Brief be noted and that regular updates will be provided to the Combined Executive and Stewardship Board meetings.

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CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: NO

Wednesday, 22 February 2017

Investment Marketing Update Report

Report Author: Beckie Joyce, Head of Strategic Development, Lancashire County Council email: beckie.joyce@lancashire.gov.uk

Executive Summary

This report provides an update on investment marketing following the January 2017 meeting of the City Deal Executive and Stewardship Board (E&SB), subsequent discussions between Freshfield and national commercial agents and approval, via written resolution, that *Invest Central Lancashire* be adopted for the campaign to articulate the investment opportunities to support the delivery of City Deal commercial and housing sites.

Freshfield will present a framework for the *Invest Central Lancashire* Prospectus at the meeting.

The report also provides an update on the implementation of the 2016/17 Communications Strategy and Action plan.

Recommendation

The City Deal Executive and Stewardship Board are asked:

- (i) To note the progress made in developing an *Invest Central Lancashire* theme;
- (ii) To approve the framework for an *Invest Central Lancashire* prospectus, as presented at the meeting;
- (iii) To request that a draft *Invest Central Lancashire* prospectus be presented at the forthcoming E&SB Workshop;
- (iv) To note the feedback from the City Deal Place North West Event on 7th February 2017
- (v) To note the need for an ongoing campaign action plan and request that a



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comprehensive Marketing, Communication and Events Plan is prepared and brought to the June 2017 meeting; and

- (vi) To note the ongoing activity in respect of the implementation of the existing communications plan.

Background and Advice

1. Investment marketing

- 1.1 Ensuring we have a consistent investment narrative is vital to ensure we are attracting high-level commercial investors into central Lancashire over the coming next few years. Following agreement by the E&SB, and working through Marketing Lancashire, Freshfield are commissioned to pull together an investment narrative for investors and developers, promoting the commercial opportunities available in the City Deal area.
- 1.2 The narrative will highlight those opportunities available to investors in the city centre and district centres, including projects underway and in the pipeline. This work will support the production of collateral to be used at events, and the wider promotion of the City Deal programme.
- 1.3 Freshfield facilitated a workshop in December 2016 which was attended by 30 professionals from commercial, property, investment and marketing sectors. Freshfield presented the findings of the session at a January 2017 meeting of the E&SB. Following the presentation and discussion the E&SB requested that the views of national agents be sought on the name and positioning of the proposed investment prospectus.
- 1.4 Freshfield spoke to senior directors at four national agents: Colliers International; Lambert Smith Hampton; CBRE; and Jones Lang LeSalle. A sample of the feedback is set out below:



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Feedback	<ul style="list-style-type: none"> • You must demonstrate success • Need to maximise role in Northern Powerhouse, proximity to Manchester • Use facts and figures – this community communicates in numbers • Central Lancashire for me. • There must be investment opportunities not just visions • Investment message / theme is more important than the name • You need a strapline • Using Lancashire allows a wider story and a wider reach • Central Lancashire suggests being at the Centre • Don't focus on international market, they are not looking at secondary / tertiary cities • You need to emphasise game changing opportunities • You need a sustained programme. You need to get to a stage where when you talk about your brand people know what you are talking about. It needs time and effort • Lancashire allows you to use more assets such as heritage. • You need to surprise the market. Create a 'wow – I didn't know that was here' feedback. It's creates confidence and talk-ability. • It's about place and people.
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1.5 Following this feedback the Chair of the Executive updated the E&SB members and the E&SB approved a report, via written resolution, recommending that *Invest Central Lancashire* be adopted, building and utilising the We are Lancashire – the place for Growth - theme and narrative.

1.6 Work on an *Invest Central Lancashire* prospectus content is continuing apace and Freshfield are working with the City Deal Communications group, economic development officers from the Councils and the HCA, and promoted site owners and developers to ensure the content is fit for purpose and responds to the feedback from the workshop and the national agents. A shell of the brochure, setting out a “look and feel” will be presented to the E&SB by Freshfield at the meeting.

1.7 It is anticipated that a working draft of the *Invest Central Lancashire* prospectus will be available towards the end of March 2017 and it is recommended that an update on the document, including potential launch proposals be provided at the forthcoming E&SB Workshop.

2. Place North West Event – February 2017

2.1 The City Deal partners, as part of the We are Lancashire – the place for growth - campaign, and in association with leading property news and investment website Place North West ran an event in February which was attended by more than 120 developers, investors and property professionals. The half-day conference, hosted at headquarters of accountants RSM, covered a broad range of topics from the strengths of the local economy and what it is like doing business in the area, to the proactive planning and development support property companies and investors can benefit from when they invest in Central Lancashire. While not formally launched, the



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Invest Central Lancashire theme was successfully used on banners and on presentations made at the event. The feedback from the panellists, attendees, Marketing Lancashire and Place North West on the content of the event, the offer in Central Lancashire and on the *Invest Central Lancashire* theme has been positive.

3. 2017/18 Marketing, Communications and Events Plan

- 3.1 The successful Place North West event, and the continuing feedback from the development community reinforces the requirement for the E&SB to consider, invest in and implement a comprehensive Marketing, Communications and Events Plan in order to build momentum and articulate the investment opportunities to support the delivery of City Deal commercial and housing sites.
- 3.2 This layered Plan will need to draw together all aspects of the City Deal and *Invest Central Lancashire*, including the implementation of the Community Infrastructure Plan, the Infrastructure Delivery Plan and the Skills and Employment Plan. It will therefore include local and strategic site, highway and community infrastructure communications and consultations with local communities, activity being implemented through the City Deal Skills and Employment task group and the *Invest Central Lancashire* marketing programme.
- 3.3 It is recommended that a draft City Deal Marketing, Communications and Events for 2017/18 is now prepared which will require input from the City Deal Communications group, economic development officers from the Councils and the HCA, Marketing Lancashire and Freshfield.
- 3.4 It is recommended that a draft Plan, along with capacity and resource implications is presented to the E&SB at its meeting in June 2017.

4. 2016/17 Communications Strategy and Action Plan Implementation Update

- 4.1 It is important to appreciate that a significant amount of work continues to be invested in the implementation of the current Communications Strategy and Action Plan and forthcoming events, prior to June 2017, where the City Deal will be promoted include:
 - Lancashire Business Expo, Preston – 24 March
 - BOOST Lancashire Conference - March
 - Launch of the Preston City Living Strategy - TBC
 - Insider Business of Lancashire event – April – TBC
- 4.2 A summary of the communications support in respect of the implementation of the Infrastructure Delivery Plan including media relations, website, social



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media and where appropriate engagement with residents and businesses and stakeholders, is set out below:

Road schemes

- Broughton Bypass - new completion date announced and monthly stakeholder /resident updates on the construction
- A582 widening - Improvement work completed at Tank Roundabout
- A582 widening – work started on Pope Lane
- Penwortham Bypass - planning application submitted

Community infrastructure

- Bamber Bridge - local centre improvements and highway improvements
- Bamber Bridge – new gateway feature
- New Hall Lane – work restarted on the junctions and monthly stakeholder/resident updates on the delivery
- Cannon Street, Preston - public realm improvement work.

Strategic developments

- Cuerden strategic site – pre planning application consultation and planning application submitted
- Preston Youth Zone – planning application approved

Coming up

- Cuerden development site planning application determined.
- Preston Western Distributor – planning application determined
- Planning applications for a number of housing sites.



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CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: NO

Wednesday, 22 February 2017

HCA Business and Disposal Plan (2016 – 2019) Progress Update

Report Author: Stuart Sage, Head of Area Lancashire and Cumbria, Homes and Communities Agency

Executive Summary

This report provides an update on the progress made by the HCA on the delivery of the City Deal housing sites from 4.11.16 to 10.02.17. It focuses on the key delivery milestones, finances invested, outputs and draws out any risks and emerging issues.

Recommendation

The City Deal Executive and Stewardship Board are asked to note the contents of the report and the progress made.

Background and Advice

1.0 HCA Site Highlights 2016/17 (4.11.16 to 10.02.17)

1.1 Between the period 4.11.16 and 10.02.17 there has been further progress made on a number of HCA sites. Key highlights include:

1.2 Preston

- **Preston Sector D:** All technical matters relating to highways have been resolved and the deal has now completed resulting in a loan and grant payment being paid to LCC.
- **Cottam Hall Phase 2:** Story Homes are making great progress. The tenth new home was completed last quarter with 19 more anticipated by the end of March.
- **Cottam Hall Phase 3:** S106 has now been agreed meaning the Reserved Matters application for 119 units is expected to be submitted this quarter.



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- **Cottam Hall Site K:** 70 homes have been completed to date and three more are anticipated by the end of the quarter. The first grant payment of c£450,000 is forecast to be paid to LCC this quarter.
- **Whittingham:** There have been 27 completions at Whittingham Phase 1 with a further 8 anticipated by the end of March. A land area of 2.2ha for the new sports and social club has been finalised and is to be considered by the club's committee. Work has commenced on an emerging revised planning strategy on the whole site.
- **Land at Eastway (resi):** Story continue to progress development works on site, with the first legal completion anticipated by the end of the quarter.
- **Land at Eastway (commercial):** Detailed planning application for access works submitted in January 2017. Conditional contract for sale to a local company anticipated to conclude by the end of April 2017. A S278 agreement is required between July 2017 and September 2017 before HCA can go unconditional.

1.3 South Ribble

- **Altcar Lane:** The Section 106 Agreement has been completed allowing the outline permission to be formally granted. Marketing of the site will be carried out during Spring 2017 via the HCA's Accelerated Construction model.
- **Croston Road North:** The discharge of conditions application has now been submitted to SRBC. It is anticipated that the S78/S38 agreement will be signed by the end of February.

2.0 HCA Investment into the City Deal

- 2.1 Since the start of City Deal, the HCA has secured deals with developers with contracted receipts totalling £47.6m. These currently completed deals will result in the investment of £25.07m grant and £18.8m of loan into the City Deal.
- 2.2 To date (10.02.17), the HCA's total loan payments are £14.3m with grant payments now totalling £4.4m (See table 1 below).



Total	Receipt	Loan (£)	Grant (£)	Total (£)
2016/17 (to 10.02.17)	£7,199,960	£1,947,682	£4,406,285	£6,353,967
2016/17 Forecast	£8,637,943	£4,942,295	£3,359,124	£8,301,419
Total (to 10.02.17)	£13,665,755	£14,355,023	£4,406,528	£18,761,551

Table 1: HCA investment into City Deal

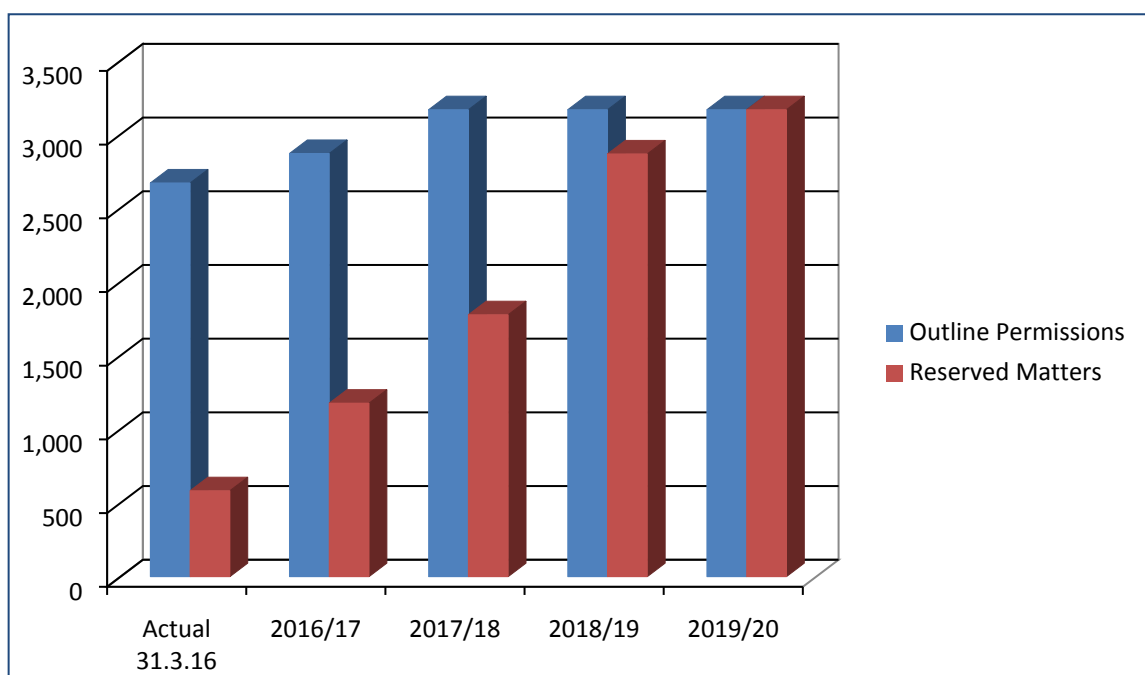
2.3 At the end of Dec 16, Preston Sector D employment site was in contract and resulted in two payments being made to LCC; £193,095 in loan and £2,571,905 in grant.

2.4 We anticipate that next two grant payments will be made in March (17) of c£450,000 for Cottam Hall Site K and in April (17) of £2,455,740 relating to a contracted receipt for Croston Road South.

3.0 Outputs

3.1 Under the City Deal, HCA has committed to delivering new housing on our sites and is working closely with developer partners to achieve this. The HCA Business and Disposal Plan (BDP) contains output forecasts around planning permissions and housing completions. Progress towards these targets is shown in paragraphs 5.2/3 below.

3.2 New homes consented for planning (As forecast in 2015-2018 BDP)



Graph 1: Outline and Reserved Matters planning permissions on HCA sites



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- The HCA has already secured Outline Planning permissions on our land for 2,871 units and Reserved Matters permissions have been secured by developer partners for 1,177 units.
- It is anticipated that the HCA will secure the forecast outline permissions for 3,168 units by March 2018.

3.3 In terms of new homes:

- 159 new homes have been completed on HCA sites to 10 February 2017

4.0 Risks, Emerging Issues and Milestones

4.1 The key milestones to be met by the end of this quarter (March 17) relate to the:

- Submission of the Reserved Matters (RM) application at Cottam Hall Phase 3
- S78/S38 agreement for Croston Road North to be signed by the end of February
- Commence marketing of Altcar Lane and Croston Road North
- 8 completions at Whittingham Phase 1
- 10 completions at Croston Road South
- 3 completions at Cottam Hall Site K anticipated by the end of the quarter, with the first grant payment of c£450,000 to be paid to LCC this quarter.
- First completion at Eastway (resi), and;
- 19 completions at Cottam Hall Phase 2

4.2 As set out in 5.3 there have been 159 completions on HCA sites to date against a target of 192 completions by the end of March 2017. Therefore, over the next two months, 33 new homes need to be completed for this to be achieved. Given the information we have been provided from our developers, we now forecast that a further 41 new homes will be completed by 31st March 2017, meaning we are on track to exceed the target completions.

4.3 The HCA are committed to new delivery approaches to help increase the number of new homes being built. We have identified Altcar Lane and Croston Road North for Accelerated Construction, and we are currently considering this approach on other City Deal sites. Starter Homes schemes are being worked up with LA partners which could bring new sites into the Deal and help increase delivery on HCA owned sites.



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CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

Wednesday, 22 February 2017

Implementation Update - Quarter 3 - Sept-Dec 2016

(Appendices 'A' and 'B' refer)

Report Authors:

Sarah Parry, Programme Manager – City Deal, Lancashire County Council, 01772 530615, email sarah.parry@lancashire.gov.uk

Jo Ainsworth, Finance Advisor, Lancashire County Council, 01772 532358, email joanne.ainsworth@lancashire.gov.uk

Executive Summary

This report provides an outline of performance on delivering the infrastructure schemes during Quarter 3; Sept-Dec 2016. The report is presented in 3 parts:-

- Year 3, Quarter 3 **Project** Monitoring Report relating to the period Oct - Dec 2016
- Project Implementation **Issues**
- Year 3, Quarter 3 **Finance** Monitoring Report relating to the period Oct – Dec 2016

Recommendation

The City Deal Executive and Stewardship Board are asked to note the Quarter 3 Implementation Update for the period October-December 2016.

Background and Advice

1. YEAR 3 QUARTER 3 – PROJECT MONITORING REPORT (OCT-DEC 2016)

1.1 Current Position

1.2 The project monitoring spreadsheet (attached) sets out in detail the progress made during quarter 3 2016/17. The spreadsheet reflects the position of the schemes as at 31st December 2016 and overall, shows that good progress was made during that period across a number of schemes.



- 1.3 Key milestones achieved include;
- submission of the planning application for Penwortham Bypass
 - planning consent secured for the redevelopment and refurbishment of the Preston Bus station concourse and works started on site
 - planning application submitted and consented for the Youth Zone
 - planning consent received for the Moss Side Test Track Masterplan, currently out for consultation and the concept design for the road infrastructure has been approved.
 - refurbishment of Winckley Square Gardens is complete
 - consultation on the City Deal Cycling Strategy is underway
- 1.4 The E&SB will note that of the 47 infrastructure schemes included in the Plan for this 2016/17, 21 are progressing as planned with no issues identified or else have no milestones in the current year. A further 19 have been highlighted red/amber, either because they have not met the milestones in Q3 or will not meet the milestones going forward. There are also now 7 completed schemes as follows:-
- Fishergate Central Gateway – Phase 2
 - A582 Tank Roundabout
 - Winckley Square Gardens
 - East Cliff Cycle Hub
 - St.Catherine's Park
 - Landmark Features - War Memorial, Bamber Bridge Totem, Iron Tree
 - Expanded City Cultural Development Programme – Phase 1
- 1.5 The monitoring spreadsheet also highlights some movements in programme delivery timescales as follows:-

Highways and Transport/Priority Corridors

- Preston Western Distributor** – The Planning application is now expected to be determined in Q1 2017/18 due to further consultation required following the submission of additional information to the Planning Authority.
- East-West Link Road** – The Planning application is now expected to be determined in Q1 2017/18 due to further consultation required following the submission of additional information to the Planning Authority.
- Cottam Parkway** – The business case was not submitted since the project viability is reliant upon PWD and EWLR to provide links into the road network. The business case will be updated taking account of the Outline Business Case for these schemes.



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Preston, South Ribble & Lancashire

- iv. **South Ribble Western Distributor** – The planning application will not be submitted in Q4 due to the requirement for further ecological survey work and public consultation. A new programme is therefore to be developed.
- v. **Pickerings Farm Link Road** – Progress on the site overall is tied in to discussions relating to the production of the master plan and phasing. Discussions in quarter 4 between the Local Planning Authority, the HCA and the housebuilder will shape the future timescale for delivery.
- vi. **Cuerden Strategic Site road infrastructure** – planning application was submitted in January with determination targeted for late Spring 2017.
- vii. **Croston Road Spine Road** – Works did not start in Q3 due to ongoing legal and technical issues that need resolving before the s278 Agreement is signed. Works are due to start in Q4 2016/17 and complete in Q2 2017/18 instead of Q1 as previously reported.
- viii. **Public Transport Priority Corridors** - A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun to produce designs and costed proposals. The Draft Masterplans are expected to be out for consultation in May 2017, following which milestone 3 (design approval) can be completed and subsequent milestones programmed. This excludes New Hall Lane Local Centre which will be completed in Q4 and Bamber Bridge/City Centre scheme which is on programme. A scope and brief for the City Transport Plan has also been prepared with procurement taking place in Q4.

Community Infrastructure

- i. **Lancaster Canal Towpath** – Works due on site this quarter have been re-programmed to Q1 due to access issues. The scheme milestones will be re-programmed.
- ii. **Guild Wheel Upgrade Link (Bluebell Way)** - This scheme has been re-programmed as there have been difficulties in procuring the resources to progress the scheme. Groundwork have now been appointed and work will commence in 2017/18.
- iii. **Guild Wheel Upgrade Link (Watery Lane)** – This scheme has been re-programmed as there have been difficulties in procuring the resources to progress the scheme. Pendle BC have now been appointed and work will commence in 2017/18.
- iv. **Grimstargh Green** – The milestones for this project need to be re-profiled. Discussions are taking place with the Parish Council at a senior level which have delayed the start of the project.



- v. **East Cliff Cycle Link and Bridge** – The planning application for the replacement bridge was approved in November 2016 and tenders are in the process of being evaluated. Revised project milestones for the delivery of the bridge are dependent on the programme for the development of the wider Eastcliff site. Delivery milestones for the cycle link are dependent on whether Network Rail will allow access under the existing bridge until such time as the new bridge has been installed. This will be determined in Q4.
- vi. **City Deal Cycling Strategy** – Adoption of the Plan is unlikely to be achieved in quarter 4 due to the scope of the Plan going beyond broad policy objectives and including detailed delivery proposals that will have had the full engagement of the cycling and walking community.

2. PROJECT IMPLEMENTATION ISSUES

2.1 Current Position

- 2.2 The table below sets out the current range of issues that are being prioritised in the Programme in order to appropriately manage risk. Some of the issues have previously been reported and an update on the current position is provided.

Scheme/Issue	Update/Latest Position
Preston Western Distributor	Detailed technical work continues with Costain on detailed scheme design and cost and the business case for the scheme will be brought to the June 2017 meeting of the E&SB for consideration, prior to independent review and onward submission to Transport for Lancashire in September 2017.
East/West Link Road	Detailed technical work is underway to come to a reliable cost estimate for the delivery of the link road, funded through developer contributions.
Pickerings Farm - Link Road cannot be progressed to design stage until bridge options have been determined and funding issues resolved. Arrangements will need to be in place prior to detailed masterplanning being completed.	Discussions are ongoing with Network Rail regarding a new bridge over the WCML and the associated cost implications for the City Deal. Further work is being undertaken to understand at what point this access is required from a highways technical perspective. A contract for the design of Bee Lane Bridge has now been agreed with Network Rail and they will undertake this specialist design work. Progress on the site overall is tied in to discussions relating to the production of the master plan and phasing. Discussions in quarter 4 between the Local Planning Authority, the HCA and the housebuilder will shape the future timescale for delivery
Croston Road Spine	Works not yet commenced on site due to legal issues



<p>Road – Land acquisition relating to the delivery of the full spine road is more complex than originally anticipated and have not yet concluded.</p>	<p>between LCC and HCA re ownership, adoption of land and transfer of highway, which have since been resolved. Works were originally programmed to commence immediately following completion of tank roundabout, so delay to the scheme is currently at 3 months with a revised forecast completion of September 2017.</p>
<p>Fishergate Phase 3</p>	<p>Scheme finance profile and delivery timescales currently being reviewed and revised update to be provided to a future meeting of the E&SB.</p>
<p>East Cliff Cycle Link and Bridge</p>	<p>The delivery of the cycle link hinges on the decision of Network Rail as to whether to allow it to pass under the existing bridge. Further information will be known in Q4.</p>

3. YEAR 3, QUARTER 3 FINANCE MONITORING REPORT (attached)

3.1 Introduction

3.2 The City Deal infrastructure delivery model ("the model") is a finance model showing the finance activity to date and expected within the City Deal. The model is split into two sections - resources being income to be received into the model from the various income streams and delivery programmes being expenditure paid or forecast to be paid on the infrastructure schemes. The City Deal is an accelerated delivery model based on the understanding that while the timing of resources coming into the model will be behind expenditure on schemes, requiring cash flow support from the County Council, there is a commitment of the partners to keep the model balanced.

3.3 It is recognised that the model is dynamic and that changes to the inputs and outputs of the model will occur over time. This is sustainable subject to maximum cash flow approvals being in place and not breached.

3.4 Key risks to the model

Resources

3.5 Whilst most of the income to the model is fixed in commitment or capped amounts the main risk (with the exclusion of changes to Government policy and how those might affect the model which are being considered by the City Deal Executive and Stewardship Board) to the model in terms of income is certainty of securing developer contributions in line with the expectations at the outset of the City Deal as noted above.

3.6 The total of these in the current model is £104.851m after building in increased rates and the modelling of those sites / units which will attract CIL and other contributions. £18.531m of this is now expected to come into the model in the "run-on" period of years 11-15 due to reported slippage in sites



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being brought forward for development. This also has an impact over the time that LCC will have to cash flow the City Deal over and the resulting finance charges incurred.

- 3.7 While there is more certainty with regard to the CIL element of developer contributions, within this total figure of £104.851m there is also £52.945m which relates to “other developer contributions”, sometimes referred to as CIL Plus, and which includes monies payable through, for example, section 106/278 agreement. It should be noted that to date £34.804m of these have already been secured leaving an amount of £18.033m still to be sought. This represents a risk to the model remaining in balance as should these not be secured, expenditure and resource forecasts will not remain aligned. The issues relating to the agreed s106/s278 monies and the linking to delivery schemes is addressed below and is the subject of ongoing work. As part of the ongoing Resources Review Keppie Massie are testing all the assumptions relating to developer contributions within the model including site viability.
- 3.8 There are also changes to government policies proposed relating to CIL, NHB and business rates along with a housing white paper – all of which have the potential to undermine the assumptions currently in the model. To date only the NHB changes have been issued which are covered by the KM report. In short the changes are from 2018/19 for NHB being paid for 4 years instead of 6 per house. The impact on the current 10 year model would be c£9m with no mitigation. Over a 15 year period with the NHB reduction, the model would continue to be adversely impacted.

Expenditure

- 3.9 All agreed expenditure changes and slippages have been included in the model and items to be agreed at this meeting will be reflected in future models once agreed.
- 3.10 The scheme estimates set out in the model will continue to be refined and tested as schemes are subject to detailed design, preparation of cost estimates and tendering prior to implementation. The Infrastructure Delivery Steering Group has approved a process to ensure that final costs are approved and schemes are fully funded prior to implementation.
- 3.11 It should be noted that the expenditure lines are indicative budgets allocations only – the amount needed and available for each scheme as it comes forward will depend on the dynamics of the model at the time in terms of funding secured and expected, along with competing priorities from other schemes.

3.12 Position of the model as at 31st December 2016



CITY DEAL

Preston, South Ribble & Lancashire

- 3.13 The monitoring report for quarter 3 2016-17 is appended to this report.
- 3.14 The model is currently showing a projected surplus over the city deal period of £1.936m compared to a position as reported in the Quarter 2 report to 30 September 2016 of surplus of £2.152m. This is a change of £0.214m.
- 3.15 All the changes relate in the main to forecasts in housing numbers and the implementation of the CIL instalment policy as reported in September quarter leading to a review of the CIL inflation figure within the model, and known income from a site being more than was anticipated from that site.
- 3.16 **Key issues raised by 31st December 2016**
- 3.17 As part of the Resources Review, Keppie Massie are advising on the assumptions made at the outset of the Deal with specific regard to the “other developer contributions” stream which includes s106 payments. Furthermore the councils continue to work together to ensure there is a shared and common interpretation of the binding Heads of Terms which require the partners to maximise the value of developer contributions being collected and paid into the fund. Work is underway to quantify the amount of additional developer contributions collected to date against that forecast as well as capture the projects being delivered by the funding, as part of the City Deal Infrastructure Delivery Plan.

Highways and Transport Hubs (T)	Milestones 1: Concept design complete 4: Outline business case submitted 7: Planning application determined 10: Detailed design and contract documents complete 13. Start on site	2: Consultation 5: Outline business case approved 8: commencement of land and property negotiation 11. Full business case approved 14. Site complete	3: Concept design approved 6: Planning application submitted 9: CPO/SRO confirmed 12: construction contract awarded
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Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
1	North West Preston	T01-01	A6 Broughton bypass (and M55 junction 1 and M6 Junction 32 improvement works 2013-15)	Dave Leung	LCC	4,6	7	4, 5, 7 (rev)		Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	On Programme - work is progressing as expected.
1	North West Preston	T01-02	Preston Western Distributor (PWD)	Phil Wilson	LCC	4,6	7	4, 5, 7 (rev)		No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED- milestone in next quarter unlikely to be met - could mean significant delay	Yes - please provide details	Concern that start/completion dates may be affected	The planning application was not determined in Q3 due to further information being requested from the applicant and the scheme being revised as a result of the value engineering exercise. The planning application had then been targeted to be determined by the end of Q4. This is now expected in Q1 due to additional consultation required following the submission of additional information to the Planning Authority The outline business case will be submitted in Q1 fitting in with TfL programme of meetings.
1	North West Preston	T01-03	East West Link Road	Phil Wilson	LCC	6	7, 10	7 (rev) 12 13		No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED- milestone in next quarter unlikely to be met - could mean significant delay	Yes - please provide details	Concern that start/completion dates may be affected	The planning application was not determined in Q3 due to further information being requested from the applicant and the scheme being revised as a result of the value engineering. The planning application had then been targeted to be determined by the end of Q4. This is now expected in Q1 due to additional consultation required following the submission of additional information to the Planning Authority.
1	North West Preston	T01-04	Cottam Parkway	Phil Wilson	LCC	2	3	4	5	No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please	RED- milestone in next quarter unlikely to be met - could mean significant	Yes - please provide details	Concern that start/completion dates may be affected	The outline business case was not submitted. The business case and viability of this scheme is reliant upon PWD and EWLR to provide links in to the road network. The business case has been drafted but will need to take account of the outcome of the OBC process for these two major road schemes and is on hold until this process has been successfully concluded.

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
											provide details	delay			
3	Preston City Centre	T03-01	Preston Bus Station – concrete repairs and car park refurbishment	Andrew Barrow	LCC	6	7, 10, 13			Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	Concern that start/completi on dates may be affected Due to the risk of adverse weather conditions during the winter months.	On programme and progressing well. The Concrete Repairs and Car Park Refurbishment involve the application of specialist treatments and coatings. These can only be applied if the temperature remains above five degrees and no rain is forecast within eight hours of application. Inclement weather during the end of the third quarter and during the fourth quarter will probably result in the works falling behind Programme. However, the Contractor is mitigating this risk by proposing to extend working hours during the first and second quarters of 2017/18.
3	Preston City Centre	T03-02	Preston Bus Station – refurbishment and redevelopment of concourse	Andrew Barrow	LCC		6, 10	7, 13		Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	Concern that start/completi on dates may be affected	The Concourse is being refurbished/redeveloped on a quarter by quarter basis. These works are being undertaken whilst the Bus Station remains live and tenanted which presents a construction progress risk. The county council and Contractor are working with the tenants/operators to mitigate and minimise the impact of the works.
3	Preston city Centre	T03-04	Preston Bus Station – on site highway works	Andrew Barrow	LCC	1	2,3, 6		7, 13	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completi on dates	On-site highway works comprise: A. Eastern apron Bus bays B. Southern apron Coach Station C. Western Apron Public realm The Planning Applications for the above works were delayed by one quarter and submitted in Q3, due to:- In respect of A. and B. above to allow actual mock ups of the designs to be built to allow for testing with buses and coaches. With regard to C. the delay allowed for improved consultation that was required on the basis of the broad range of interested parties/stakeholder. The decisions to delay the Planning applications will not have an impact on start on site dates.
3	Preston City Centre		Preston Bus Station – off site highway works	Andrew Barrow	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	No milestones in the current year.
3	Preston City Centre	T03 - 07	Fishergate Central Gateway – Phase 2	Phil Wilson	LCC		14			Yes, Milestones met - (green) go	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme complete.

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
										to question 3					
3	Preston City Centre	T03 - 08	Fishergate Central Gateway – Phase 3	Andrew Barrow	LCC					Choose an item	Choose an item	Choose an item.	Choose an item.	Choose an item.	No milestones for the current year – scheme being reprogrammed.
3	Preston City Centre	T03- 09	Fishergate/Winckley Square – P1 THI	Paul Crowther	PCC	13	14		13 (rev)	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completi on dates	Scheme was delayed due to a shortfall in funding for the cannon street phase of the works. Additional funding has now been secured and the re-programming of the scheme was agreed at the E&SB in Nov 16. Revised programme - Contractor due to start on site in Feb 17 (Q4 2016/17) with completion in June 17 (Q1 2017/18)
4	Penwortham and Lostock Hall	T04- 01	Penwortham Bypass	Phil Wilson	LCC	2		6		Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	Concern that start/completi on dates may be affected	The planning application has been submitted, determination of the planning application is now expected to be in Summer Q2 depending on Development Control Committee Meeting cycle. Decision on procurement route to be determined which will inform programme timescales.
4	Penwortham and Lostock Hall	T04 - 06	A582 Tank Roundabout	Phil Wilson	LCC					Yes, Milestones met - (green) go to question 3		Choose an item	Choose an item.	Choose an item.	Scheme complete in Q2
4	Penwortham and Lostock Hall	T04- 07	A582 Pope Lane Roundabout	Phil Wilson	LCC	10	13			No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	GREEN - no milestones in next quarter or milestone expected to be met	Yes - please provide details	Concern that start/completi on dates may be affected	Programme delayed due to technical reasons reported last time. Works will re-start on site in January and programmed to be completed by Q2 (Originally programmed to complete in Q1 17/18). A new programme and works cost is being developed.
4	Penwortham and Lostock Hall	T04- 08	A582 South Ribble Western Distributor (SRWD) dualling	Phil Wilson	LCC				6	Choose an item	Choose an item.	AMBER - milestone in next quarter may not be met but mitigating action already taken	Choose an item.	No issues that could affect start/completi on dates	The Planning Application will not be submitted in Q4 as was originally programmed. Further ecological survey work is required and a second public consultation is being built in to the programme. Given the impact of these two items a new programme profile is being developed.

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
4	Penwortham and Lostock Hall	T04-09	Pickerings Farm Link Road	Mark Phillips	HCA				6	Choose an item	Choose an item.	RED- milestone in next quarter unlikely to be met - could mean significant delay	Choose an item.	Concern that start/completion dates may be affected	No milestones in Q2 or Q3 Discussions are ongoing with Network Rail regarding a new bridge over the WCML and the associated cost implications for the City Deal. Further work is being undertaken to understand at what point this access is required from a highways technical perspective. A contract for the design of Bee Lane Bridge has now been agreed with Network Rail and they will undertake this specialist design work. Progress on the site overall is tied in to discussions relating to the production of the master plan and phasing. Discussions in quarter 4 between the Local Planning Authority, the HCA and the housebuilder will shape the future timescale for delivery.
4	Penwortham and Lostock Hall	T04-10	New Ribble Crossing – feasibility study	Phil Wilson	LCC					Yes, Milestones met - (green) go to question 3	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	The feasibility study is on programme.
5	Leyland and Cuerden	T05-03	Cuerden Strategic Site road infrastructure	Chris Dyson	LCC	1	3	6	7	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	Choose an item.	The current infrastructure milestones are directly linked to the commercial development of the site and are being re-profiled to reflect this alignment The planning application was submitted in early January. Determination of the planning application is being targeted for late Spring 2017. Works could commence on site in Autumn 2017 subject to approval.
5	Leyland and Cuerden	T05-01	Heatherleigh and Moss Lane (Croston Road) Spine Road	Phil Wilson	LCC	10,		13		No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	Concern that start/completion dates may be affected	Works did not start in Q3 due to ongoing legal technicalities between LCC and HCA causing difficulties in establishing a s278 Agreement. Works due to start in Q4 and due to be completed in Q2 17/18.
5	Leyland and Cuerden	T05-02	Moss side Test Track Road Infrastructure	Jonathan Noad	LCC		1	3		Yes, Milestones met - (green) go to question	Not applicable - Previous quarter milestones achieved	GREEN - no milestones in next quarter or	Choose an item.	Choose an item.	A draft master plan for the Test Track site was approved for consultation purposes by SRBC Planning Committee in November 2016. It is currently out for public consultation until 12 th January 2017. Public events have been held during December 2016. It is anticipated that the final master plan will

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
										3	(green)	milestone expected to be met			go back to SRBC Planning Committee in Q4 2016/17. At this point in time, the programme for works to start on the delivery of the road infrastructure is estimated to be Q4 17/18 with completion in Q2 18/19. This will be reviewed following adoption of the masterplan in March 2017.

Public Transport corridor/local centre (P)	Milestones 1: Concept design complete 4: Outline business case submitted 7: Planning application determined 10: Detailed design and contract documents complete 13: Start on site	2: Consultation 5: Outline business case approved 8: commencement of land and property negotiation 11: Full business case approved 14: Site complete	3: Concept design approved 6: Planning application submitted 9: CPO/SRO confirmed 12: construction contract awarded
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
1	North West Preston	P01-01	Broughton/Fulwood (North of M55)	John Gatheral	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	This scheme will commence following completion of Broughton Bypass which is now expected to be August 2017. It will be monitored as part of the 2017/20 Business Plan. No milestones in the current year.
1	North West Preston	P01-02	Broughton/Fulwood (South of M55)	Phil Wilson	LCC				2	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2). Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
															drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments. The exercise has the following deliverables: Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.
1	North West Preston	P01-03	North West Preston/Cottam/Ingol/ City Centre	Phil Wilson	LCC				2	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completi on dates	A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2). Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments. The exercise has the following deliverables: Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.
1	North West Preston	P01-04	Warton to Preston Distributor	Phil Wilson	LCC					Choose an item	Choose an item.	Choose an item.	Finances are in place	No issues that could affect start/completi on dates	A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun which accelerates delivery of concept design and consultation milestones (1 and 2) for this project.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
2	North East Preston	P02-01	Longridge/Grimsargh/Ribbleton/City Centre	Phil Wilson	LCC			2	3	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	No issues that could affect start/completion dates	A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2). Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments. The exercise has the following deliverables: Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.
3	Preston City Centre	P03-01 (a)	Preston Western Distributor to Samlesbury – New Hall Lane Local Centre (local centre)	Phil Wilson	LCC	13		14		No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	Overall progressing well, a slight delay on the completion date due to the Christmas embargo. Scheme programmed to be completed in Q4.
3	Preston City Centre	P03-01 (b)	Preston Western Distributor to Samlesbury – New Hall Lane Local Centre (corridor)	Phil Wilson	LCC		2	3	10	No milestones not met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	Concern that start/completion dates may be affected	A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2). Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
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4	Penwortham and Lostock Hall	P04-01	Hutton/Higher Penwortham/City Centre	Phil Wilson	LCC	2	3			No milestones not met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	No issues that could affect start/completion dates	<p>A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2).</p> <p>Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments.</p> <p>The exercise has the following deliverables:</p> <p>Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans</p> <p>Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.</p>
4	Penwortham and Lostock Hall	P04-02	North of Lostock Lane	Phil Wilson	LCC			2	3	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	No issues that could affect start/completion dates	<p>A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2).</p> <p>Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and</p>

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
															streetscape (urban design) interventions and health and equality impact assessments. The exercise has the following deliverables: Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.
5	Leyland and Cuerden	P05-01	South of Lostock Lane	Howerd Booth	SRBC			2		No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	No issues that could affect start/completi on dates	A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2). Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments. The exercise has the following deliverables: Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.
6	Bamber Bridge	P06-01	Bamber Bridge/City Centre	Phil Wilson	LCC	10	13			Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone	No, finances are in place	No issues that could affect start/completi on dates	Works in Bamber Bridge centre are on programme – the highways element commenced in October 2016. A Master Planning exercise for all seven Public Transport Priority Corridors and ten associated Local Centres has begun (by the County Council's framework consultant Jacobs) to

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
												expected to be met			<p>produce designed and costed proposals for high quality environments for all users of the streets and roads (Milestones 1 and 2).</p> <p>Individual master plans will be produced for each corridor and associated centre(s) supported by plans, sections, and drawings, together with a prioritised list of corridor and streetscape (urban design) interventions and health and equality impact assessments.</p> <p>The exercise has the following deliverables:</p> <p>Jan/Feb 2017 – data collection, site visits, background analysis, engagement and consultation with stakeholders and communities; Mar-April 2017 – development and sifting of options, preparation of proposals, further engagement May 2017 – consultation on draft master plans</p> <p>Following this consultation exercise, Milestone 3 (Design approval) can be completed and subsequent milestones programmed.</p>

Community Infrastructure (C)	Milestones	1: Design developed and completed 4: Planning application determined 7: Contract documents complete	2: Design approved 5: Funding/match funding approved 8: contract awarded	3: Planning application submitted 6: Member Decision 9: Start on site	10: site complete
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
1	North West Preston	C01-04	Lancaster Canal Towpath	Phil Wilson	LCC		1	9, 10		No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED-milestone in next quarter unlikely to be met - could mean significant delay	No, finances are in place	Concern that start/completion dates may be affected	Works being delivered by the Canals and River Trust, works on site re-programmed to Q1 due to access issues. Canal and River Trust are currently on site completing maintenance work. Scheme to be re-programmed.
1	North West Preston	C01-05	Tom Benson Way	Phil Wilson	LCC		1	6	9	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	Following E&SB decision in November to deliver the scheme internally, works are on programme to commence in Q4. A report will be presented at the next IDSG to table the new design which shows delivery within budget.
1	North West Preston	C01-06	Guild Wheel Improvements	Phil Wilson	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	No milestones this year
1	North West Preston	C01-07	Upgrade of existing gates	Phil Wilson	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	No milestones this year
1	North West Preston	C01-01	Guild Wheel Upgrade Link – P1 Bluebell Way	Russell Rees	PCC	1, 2	3, 4, 5	7, 8	9	No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED-milestone in next quarter unlikely to be met - could mean significant delay	No, finances are in place	Concern that start/completion dates may be affected	This scheme has been re-programmed as there have been difficulties in procuring the resources to progress the scheme. Groundwork have now been appointed and work will commence in 2017/18.
1	North West Preston	C01-02	Guild Wheel Upgrade Link – P2 Watery Lane	Russell Rees	PCC	1, 2	5	7, 8	9	No milestones met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber)	RED-milestone in next quarter unlikely to be met -	Yes - please provide details	Concern that start/completion dates may be affected	This scheme has been re-programmed as there have been difficulties in procuring the resources to progress the scheme. Pendle BC have now been appointed and work will commence in 2017/18.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
											please provide details	could mean significant delay			
1	North West Preston	C01-03	Guild Wheel Upgrade Link - P3 Blackpool Road	Russell Rees	PCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	No milestones this year. Following the decision of the E&SB on 18 th November, this link will now be improved as part of either reinstatement works following completion of the PWD, or as a new link as part of the proposed outer Guild Wheel loop.
2	North East Preston	C02-01	Grimsargh Green	Matthew Kelly	PCC			6,7,8	9,10	No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED-milestone in next quarter unlikely to be met - could mean significant delay	No, finances are in place	Concern that start/completion dates may be affected	The milestones for this project need to be re-profiled. Discussions are taking place with the Parish Council at a senior level which have delayed the start of the project
3	Preston city Centre	C03-02	Fishergate Winckley Square – P2 Winckley Sq Gardens	Matthew Kelly	PCC	8 9		10		Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	Choose an item.	Choose an item.	Choose an item.	Scheme complete - an official opening ceremony was held in Q3.
3	North East Preston	C03 - 03	East Cliff Cycle Hub	Paul Holland	Virgin	9	10			Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme complete in Q2
3	North East Preston	C03-04	East Cliff Cycle Link and Bridge	Nigel Roberts	LCC	4	5	9,10		Choose an item	Choose an item.	RED-milestone in next quarter unlikely to be met - could mean significant delay	Choose an item.	Concern that start/completion dates may be affected	Cycle Link Project - Project needs to be re-profiled but is dependant on agreement with Network Rail who own land under bridge. Virgin Trains who own adjacent land are facilitating a meeting with Network Rail for early Feb. If Network Rail keep to their position that there can be no route until bridge is replaced (and land transfers to LCC) then delivery of the cycle scheme is dependant on the redevelopment of East Cliff. This is estimated to delay the delivery of scheme until 2019. Early delivery of bridge would however open up this key cycle link etc. Bridge Project – The planning application was approved in November 2016, the scheme has been out to procurement and tenders are in the process of being evaluated.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
3	Preston City Centre	C03-01	Preston bus station – Youth zone	Andrew Barrow	LCC	1,2	3	4	7	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	On programme - The planning application was submitted in August and approved in December in line with the Programme.
4	Penwortham and Lostock Hall	C04-01	Landmark Features – P2 Iron Horse	Howerd Booth	SRBC	1,2,3			5,6,7	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	Iron Horse was part of a joint procurement exercise which had to be cancelled. It was hoped to submit the revised planning application in December and start on site in March, but due to other priorities, the planning application will be submitted in February allowing construction to start in April/May 17.
4	Penwortham and Lostock Hall	C04 - 02	Landmark Features – P3 Leyland Tractor	Howerd Booth	SRBC	1,2,3,6	4,5	7,8,9,10		Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme complete in Q2
5	Leyland and Cuerden	C05-01	St. Catherine's Park	Howerd Booth	SRBC		10			Yes Milestones met					Scheme complete – park opened 12 th June 2016
-	Non zone specific	C03-05	Expanded City Cultural Development programme	Nigel Roberts	PCC	9				Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	First phase of works now completed – successful event held on the 18/11/16 to promote work to date and involvement with City Deal. Elements of project now feeding into the Cycle and Walking strategy.

Community infrastructure	Milestones	1: Agree Brief	2: Consultants commence work	3: Complete initial draft	4: Consultation	5: Adopt final version
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
-	Non zone specific	NA-02	City Deal Cycling and Walking Delivery Plan	Nigel Roberts			1,2	3,4	5	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	AMBER - milestone in next quarter may not be met but mitigating action already taken	No, finances are in place	Choose an item.	Brief agreed with consultants and project team. Project Steering Group established. Successful consultation event held with wide variety of stakeholders (15/12/16) to scope project and begin identification of priorities. Adoption of the Plan is unlikely to be achieved in quarter 4 due to the scope of the Plan going beyond broad policy objectives and including detailed delivery proposals that will have had the full engagement of the cycling and walking community.

Community infrastructure	Milestones 1: Leisure review completed	2: Leisure strategy update by Leisure Partnership	3: Delivery options fixed
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
-	Non zone specific	NA-02	Leisure Development Plan	Denise Johnson				2	3	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	Plan development in progress.

Community infrastructure	Milestones 1: Ecological study – commissioned 2: Ecological study – completion 3: Secondment of member of staff to focus on access points and access through the park, delivery of sporting facilities and sports pitches and examine land. 4: Adoption of final masterplan
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
-	Non zone specific	NA-01	Central Park Development Plan	Denise Johnson		2	3		4	Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	Target is completion of Central Park's masterplan by early 2017 to allow adoption by SRBC Planning Committee at a suitable following date. Implementation of phases will follow.

CITY DEAL

Appendix 'B'

Finance Monitoring Report

Quarter 3 2016/17

Section A : 10 year Infrastructure Delivery fund (IDF) - current forecasts as at 31st December 2016

NB - expanded to show the 5 year extension period

1. Surplus / (Deficit)

	Year 0												Year 11				
	Total	Pre-2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
Surplus/ (Deficit)	1.936	2.185	4.207	5.335	- 9.618	- 10.965	- 31.539	- 23.895	10.878	- 1.786	11.223	18.421	12.089	2.093	2.159	2.138	9.013
Cumulative Surplus/ (Deficit)		2.185	6.392	11.727	2.109	- 8.856	- 40.395	- 64.290	- 53.412	- 55.198	- 43.975	- 25.554	- 13.465	- 11.372	- 9.213	- 7.075	1.938

Position at 30th Sept 2016

2.152

Key changes in surpluses and deficits since last Quarter

- 0.214

The surplus of £2.152m as at 30 Sept 2016 has moved by the following key items

1	increased income to model from developemnts	0.126
2	changes to the Cil inflation figures	-0.342
3	changes in costs and funding of Preston Bus Station - net nil	
4		
5		
6		
7		
8		
9		
10		

Total changes in monitoring period

-0.216

Current Surplus / Deficit as at 31st December 2016

1.936

The current surplus as at 31st December 2016 is £1.936m against a target of £NIL

NB : The current maximum cash flow position (£64.29m in Year 6) is within the agreed maximum cash flow liability under the terms of the deal.

The current estimated deficit position is outside of position anticipated at the time of the LCC cabinet approvals.

2. Expenditure Breakdown

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Year 11	Year 12	Year 13	Year 14	Year 15													
Delivery Programmes	Total	Pre-2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26	2026/27	2027/28	2028/29												
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m		£m	£m	£m	£m	£m												
<u>North West Preston</u>																														
NW Preston Green Infrastructure	5.221	-	-	-	0.853	0.683	0.693	0.598	0.598	0.598	0.598	0.598		-	-	-	-	-												
Further Community Infrastructure	4.579	-	-	-	0.659	0.686	0.641	0.591	0.591	0.591	0.591	0.226		-	-	-	-	-												
Market Quarter	0.400	-	-	0.035	0.365	-	-	-	-	-	-	-		-	-	-	-	-												
East-West Spine Road	9.800	-	0.141	0.693	2.216	6.750	-	-	-	-	-	-		-	-	-	-	-												
Preston Western Distributor M55 to A583, M55 Junction 2 & Land Asser	104.500	0.197	0.994	1.749	2.500	4.860	47.100	44.100	3.000	-	-	-		-	-	-	-	-												
Quaker Lodge commission	0.061	-	-	-	0.061	-	-	-	-	-	-	-		-	-	-	-	-												
Cottam Parkway	15.000	-	0.004	0.001	0.300	0.300	0.900	0.900	2.000	10.595	-	-		-	-	-	-	-												
<u>Whittingham / Broughton / Preston East</u>																														
A6 Broughton Congestion Reduction	27.283	3.189	0.892	4.008	15.994	3.200	-	-	-	-	-	-		-	-	-	-	-												
M55 Junction 1 Roundabout	1.716	1.602	0.114	-	-	-	-	-	-	-	-	-		-	-	-	-	-												
M6 Junction 32	8.000	-	8.000	-	-	-	-	-	-	-	-	-		-	-	-	-	-												
<u>Preston City Centre</u>																														
Preston Bus Station	24.267	0.003	0.211	0.409	8.222	11.876	3.546	-	-	-	-	-		-	-	-	-	-												
Fishergate Central Gateway	11.000	1.746	1.744	4.223	1.360	1.927	-	-	-	-	-	-		-	-	-	-	-												
<u>South Ribble</u>																														
Pickerings Farm Link Road	4.500	-	-	-	0.050	1.250	3.200	-	-	-	-	-		-	-	-	-	-												
Moss Side Test Track Road Infrastructure	2.050	-	-	-	-	0.025	2.025	-	-	-	-	-		-	-	-	-	-												
Land Between Heatherleigh and Moss Lane Spine Road	1.000	-	-	-	1.000	-	-	-	-	-	-	-		-	-	-	-	-												
Cuerden Strategic Site Road Infrastructure	6.002	-	-	-	0.050	5.952	-	-	-	-	-	-		-	-	-	-	-												
Community/ Green Infrastructure	6.448	-	-	0.299	0.643	0.567	0.823	0.823	0.823	0.823	0.823	0.823		-	-	-	-	-												
A582 South Ribble Western Distributor/ B2523 Flensburg Way	44.543	0.152	5.841	7.328	1.295	1.125	15.390	13.412	-	-	-	-		-	-	-	-	-												
Completion Penwortham Bypass	17.500	0.019	0.227	0.829	1.000	7.096	7.500	0.829	-	-	-	-		-	-	-	-	-												
New Ribble Bridge - Preliminary Works & Route Protection	2.000	-	0.005	0.027	0.750	1.218	-	-	-	-	-	-		-	-	-	-	-												
South Ribble Other	5.000	-	-	-	-	-	-	-	-	-	-	5.000		-	-	-	-	-												
<u>Education Infrastructure - Preston</u>																														
Education Infrastructure - Preston	25.972	-	-	-	-	1.420	1.420	5.875	8.507	8.750	-	-		-	-	-	-	-												
<u>Education Infrastructure - South Ribble</u>																														
Education Infrastructure - South Ribble	13.727	-	-	-	-	-	2.830	2.830	8.067	-	-	-		-	-	-	-	-												
<u>Community Provision - Preston CC</u>																														
Community Provision - Preston CC	8.031	-	0.803	0.803	0.403	0.803	0.803	0.803	0.803	0.803	0.803	1.203		-	-	-	-	-												
<u>Community Provision - South Ribble BC</u>																														
Community Provision - South Ribble BC	4.922	-	0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492		-	-	-	-	-												
<u>Public Transport Corridors & Local Centres- Preston</u>																														
Public Transport Corridors & Local Centres- Preston	12.113	0.250	0.028	0.084	2.614	5.270	0.517	1.600	1.750	-	-	-		-	-	-	-	-												
<u>Public Transport Corridors & Local Centres- South Ribble</u>																														
Public Transport Corridors & Local Centres- South Ribble	12.113	0.250	0.068	0.035	3.357	0.512	5.302	2.589	-	-	-	-		-	-	-	-	-												
<u>Masterplan Costs</u>																														
Masterplan Costs	0.025	-	-	-	0.025	-	-	-	-	-	-	-		-	-	-	-	-												
<u>CL Transport Modelling costs</u>																														
CL Transport Modelling costs	0.198	-	-	0.098	0.050	0.030	0.020	-	-	-	-	-		-	-	-	-	-												
<u>Revenue costs to be included in City Deal</u>																														
Revenue costs to be included in City Deal	0.086	-	-	0.006	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010		-	-	-	-	-												
<u>Communications and Marketing</u>																														
Communications and Marketing	0.065	-	-	0.003	0.062	-	-	-	-	-	-	-		-	-	-	-	-												
<u>Construction inflation provision</u>																														
Construction inflation provision	13.531	-	-	-	2.456	0.127	5.385	4.031	0.462	0.830	0.132	0.108		-	-	-	-	-												
<u>Cost of capital</u>																														
Cost of capital	-	6.843	-	-	0.095	0.000	-	0.228	-	0.574	-	1.036	-	1.083	-	0.994	-	0.993	-	0.739	-	0.434	-	0.294	-	0.254	-	0.211	-	0.099

Total Delivery Programmes

384.809	7.408	19.564	21.218	46.788	55.952	98.024	78.448	26.019	22.499	2.457	7.722
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-	0.434	-	0.294	-	0.254	-	0.211	-	0.099
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3. Revenue Breakdown

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Year 11	Year 12	Year 13	Year 14	Year 15
Total	Pre-2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26	2026/27	2027/28	2028/29
£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m		£m	£m	£m	£m	£m
Resources																	
Upper Tier Councils - Lancashire County Council																	
LCC Capital Investment Programme	22.277	4.400	1.500	0.952	10.425	5.000	-	-	-	-	-	-	-	-	-	-	-
Integrated Transport Block	24.250	0.500	1.250	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	-	-	-	-	-
Lostock Hall Land Receipt	0.228	-	-	-	-	-	0.057	0.057	0.057	0.057	-	-	-	-	-	-	-
New Homes Bonus	12.953	-	-	-	2.591	1.295	1.295	1.295	1.295	1.295	1.295	1.295	1.295	-	-	-	-
LCC Revenue Contribution - Capital Financing Cost	6.843	-	-	0.095	0.000	0.228	0.574	1.036	1.083	0.994	0.993	0.739	0.434	0.294	0.254	0.211	0.099
European Regional Development Funding for Fishergate Central Gateway Delivery Programme	1.601	1.000	0.380	0.221	-	-	-	-	-	-	-	-	-	-	-	-	-
LCC reserves	7.000	-	-	-	-	7.000	-	-	-	-	-	-	-	-	-	-	-
Central Government																	
Single Local Growth Fund	79.500	-	-	16.020	10.780	-	25.090	23.890	3.720	-	-	-	-	-	-	-	-
HCA - Locally Retained Landhold Receipts (1 year loan)	39.894	-	4.759	7.648	4.942	3.522	3.703	3.974	6.941	4.177	-	-	0.227	-	-	-	-
HCA - Expected Land Value Realisation on HCA Sites	37.500	-	-	-	3.359	6.978	9.437	6.977	8.995	1.753	-	-	-	-	-	-	-
HCA - Loan repayments	-	39.894	-	4.759	7.648	4.942	3.522	3.703	3.974	6.941	4.177	-	-	0.227	-	-	-
HCA - Interest on Loans	-	0.399	-	0.004	0.054	0.073	0.047	0.035	0.037	0.044	0.066	0.036	-	0.000	0.002	-	-
Highways Agency - Pinchpoint Funding for Broughton/ M55/ M6 Delivery Programme	8.600	0.600	8.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Highways Agency - Pinchpoint Funding for A582 Golden Way	2.109	-	2.109	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Highways Agency - Pinchpoint Funding for M55 Junction 2	25.000	-	-	-	-	12.500	12.500	-	-	-	-	-	-	-	-	-	-
Developers Contribution																	
Community Infrastructure Levy - employment sites in Preston City Council area	0.310	-	0.048	-	0.024	0.028	0.043	0.045	0.034	0.030	0.030	0.028	-	-	-	-	-
Community Infrastructure Levy - employment sites in South Ribble Borough Council area	2.613	-	0.011	0.011	0.017	2.331	0.024	0.048	0.058	0.055	0.048	0.032	-	-	-	-	-
Community Infrastructure Levy - housing sites in Preston City Council area	32.165	-	0.510	0.648	3.562	2.775	2.287	2.494	1.916	1.377	1.291	1.276	1.342	1.408	1.474	1.548	8.256
Community Infrastructure Levy - housing sites in South Ribble Borough Council area	29.297	-	0.174	0.174	1.145	1.181	7.229	10.005	6.044	2.916	0.375	0.201	0.201	-	-	-	-
Community Infrastructure Levy Plus - housing sites in Preston City Council area	8.035	-	-	-	0.027	0.186	0.646	0.695	0.706	0.651	0.647	0.575	0.494	0.441	0.420	0.420	2.127
Community Infrastructure Levy Plus - housing sites in South Ribble Borough Council area	9.998	-	-	-	0.045	0.109	0.399	1.228	1.472	1.457	1.260	1.021	0.910	0.732	0.525	0.441	0.399
Quaker Lodge rental income	0.108	-	-	-	0.022	0.022	0.022	0.022	0.022	0.022	-	-	-	-	-	-	-
S106 / S278 Agreements - non housing related	2.933	1.893	-	0.040	1.000	-	-	-	-	-	-	-	-	-	-	-	-
S106 / S278 Agreements - sites in Preston City Council area	31.871	1.200	4.985	3.222	2.933	2.300	3.347	2.975	2.417	3.849	1.054	3.035	0.300	0.082	0.082	0.082	0.008
S106 / S278 Agreements - sites in South Ribble Borough Council area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Tier Councils - Preston City Council																	
Business Rate Retention at Strategic City Deal Locations	5.135	-	0.031	0.042	0.307	0.670	0.692	0.714	0.345	0.629	0.746	0.961	-	-	-	-	-
PCC Grants - lottery funding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Homes Bonus	28.051	-	-	0.077	0.463	0.960	1.684	2.668	3.894	4.884	5.462	5.761	2.197	-	-	-	-
Lower Tier Councils - South Ribble Borough Council																	
Business Rate Retention at Strategic City Deal Locations	4.350	-	0.042	0.085	0.671	0.774	0.877	0.980	0.103	0.188	0.273	0.357	-	-	-	-	-
New Homes Bonus	25.409	-	-	0.198	0.770	0.800	1.200	1.601	2.428	3.428	4.325	5.188	5.470	-	-	-	-
Moss Side Test Track Land Receipt	5.000	-	-	-	-	-	-	-	-	-	-	5.000	-	-	-	-	-
Preston 5% CIL admin charge	-	2.025	-	0.060	0.181	0.149	0.149	0.162	0.133	0.103	0.098	0.094	-	0.092	0.092	0.095	0.098
South Ribble 5% CIL admin charge	-	2.095	-	0.060	0.181	0.383	0.564	0.379	0.221	0.084	0.063	-	0.056	0.037	0.026	0.022	0.020
Contribution for Communications & Marketing	0.065	-	-	0.009	0.056	-	-	-	-	-	-	-	-	-	-	-	-
Community Infrastructure Levy due to Parish Councils in Preston	-	4.511	-	0.001	0.170	0.362	0.328	0.352	0.395	0.254	0.173	0.182	0.201	0.211	0.221	0.232	1.238

Community Infrastructure Levy due to Parish Councils in South Ribble -	3.739	-	-	0.023	0.023	-	0.125	-	0.068	-	1.533	-	1.717	-	0.184	-	0.056	-	0.056	-	-	-	-	-	-	-	
Total Resources	400.431	9.593	23.771	26.362	37.169	45.443	67.632	56.626	39.064	22.701	15.667	27.621	12.522	2.387	2.413	2.349	9.112										

3.1 Key changes in resources .

1 During the period Feb 16 to June 16 there has been ongoing dialogue both with district planners following their may 16 returns and with Keppie Massie as part of phase 2 of the Resources review , these have led to various changes to the forecast income to the model .

Section B : in year monitoring

Year 3 Quarter 3

	Total			Quarter 1			Quarter 2			Quarter 3			Quarter 4			Q1 Reported	Q2 Reported	Q3 Reported
	Original	Revised	Variance	Original	Revised	Variance	Original	Revised	Variance	Original	Revised	Variance	Original	forecast	Variance			
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m			
Central Government																		
Transport Funding	10.780	10.780	-			-	5.390	-	5.390			-	5.390	10.780	5.390			
HCA - Locally Retained Landhold Receipts	0.581	0.581	-	0.581	1.089	0.508		2.500	2.500			-		3.009	3.009			
Developer Contributions (less Parish Council share)	4.549	8.025	3.477	1.137	0.302	0.835	1.137	0.242	0.895	1.137	1.497	0.360	1.137	5.984	4.847			
Lancashire County Council																		
Capital Programme & Grants	12.159	15.516	3.356			-		2.591	2.591			-	12.159	12.925	0.765			
Capital Receipts	-	-	-			-			-			-		-	-			
Revenue Contribution - Capital Financing Cost	0.236	0.000	0.236	0.059	0.000	0.059	0.059	0.000	0.059	0.059	0.006	0.053	0.059	0.006	0.065			
	-	-	-															
Preston City Council																		
Business Rates Retention	0.307	0.307	-			-	0.153	-	0.153			-	0.153	0.307	0.153			
Heritage Lottery funding	-	-	-			-		-	-			-		-	-			
New Homes Bonus	0.419	0.463	0.044	0.419	0.121	0.298		0.121	0.121			-		0.221	0.221			
	-	-	-															
South Ribble Borough Council																		
Business Rates Retention	0.671	0.671	-	-	-	-	0.336	-	0.336			-	0.336	0.671	0.336			
New Homes Bonus	1.055	0.770	0.285	-	0.770	0.770	0.527	-	0.527			-	0.527	-	0.527			
contributions for comms	0.056	0.056	-	-	-	-	-	-	-				0.056	0.056	-			
Resources Total	30.813	37.169	6.356	2.197	2.282	0.086	7.603	5.454	2.149	1.196	1.503	0.307	19.818	27.929	8.111			

	Total			Quarter 1			Quarter 2			Quarter 3			Quarter 4			
	Original	Revised	Variance	Original	Revised	Variance	Original	Revised	Variance	Original	Revised	Variance	Original	Forecast	Variance	
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	
Preston Transport Programmes																
East-West Link Road	2.216	2.216	-	0.554	0.064	0.490	0.554	0.001	0.553	0.554	0.130	0.684	0.554	2.281	1.727	
Preston Western Distributor	1.500	2.500	1.000	0.625	0.882	0.257	0.625	0.307	0.318	0.625	0.543	0.082	0.375	0.768	1.143	
Broughton*	15.994	15.994	-	3.999	2.483	1.516	3.999	1.601	2.398	3.999	5.053	1.055	3.999	6.857	2.859	
Cottam Parkway	0.300	0.300	-	0.075	0.021	0.054	0.075	0.029	0.046	0.075	0.091	0.016	0.075	0.159	0.084	
Preston Bus Station	10.608	8.222	2.386	2.652	0.296	2.356	2.652	0.208	2.444	2.652	1.224	1.428	2.652	6.494	3.842	
Fishergate Central Gateway	1.360	1.360	-	0.340	0.088	0.252	0.340	0.010	0.330	0.340	0.562	0.222	0.340	0.700	0.360	
Market Quarter	0.365	0.365	-	0.091	-	0.091	0.091	-	0.091	0.091	-	0.091	0.091	0.365	0.274	
Public Transport & Public Realm Corridors	3.231	2.614	0.618	0.657	0.008	0.649	0.657	-	0.657	0.657	0.050	0.607	1.262	2.556	1.294	
Quaker Lodge Commission	-	0.061	0.061	-	-	-	-	-	-	-	-	-	-	0.061	-	
community infrastructure	1.513	1.513	-	0.378	0.194	0.184	0.378	0.002	0.376	0.378	0.031	0.347	0.378	1.286	0.908	
Education Infrastructure	6.739	-	6.739	1.685	-	1.685	1.685	-	1.685	1.685	-	1.685	1.685	-	1.685	
Community Provision - Preston City Council	0.403	0.403	-	0.101	-	0.101	0.101	-	0.101	0.101	-	0.101	0.101	0.403	0.302	
South Ribble Transport Programmes																
Pickerings Farm Link Road	0.050	0.050	-	-	-	-	-	-	-	-	-	-	0.050	0.050	-	
Moss Side Test Track Road Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Land Between Heatherleigh & Moss Lane Spine Road	1.000	1.000	-	0.250	-	0.250	0.250	-	0.250	0.250	-	0.250	0.250	1.000	0.750	
Cuerden Strategic Site Road Infrastructure	0.050	0.050	-	-	-	-	-	-	-	-	-	-	0.050	0.050	-	
Green Infrastructure	0.643	0.643	-	0.161	0.211	0.050	0.161	0.287	0.126	0.161	-	0.161	0.161	0.145	0.016	
A582 South Ribble Western Distributor/ B2523 Flensburg Way	1.295	1.295	-	0.324	0.182	0.142	0.324	2.067	1.743	0.324	0.198	0.126	0.324	1.152	1.475	
Penwortham Bypass	0.750	1.000	0.250	0.250	0.125	0.125	0.250	0.434	0.184	0.250	0.079	0.171	-	0.362	0.362	
New Ribble Bridge - Preliminary Works & Route Protection	0.750	0.750	-	0.188	0.024	0.164	0.188	0.018	0.170	0.188	0.119	0.069	0.188	0.589	0.402	
Public Transport & Public Realm Corridors	3.319	3.357	0.037	0.830	0.005	0.825	0.830	0.473	0.357	0.830	0.019	0.811	0.830	2.860	2.030	
Education Infrastructure	3.629	-	3.629	0.907	-	0.907	0.907	-	0.907	0.907	-	0.907	0.907	-	0.907	
Community Provision - South Ribble Borough Council	0.492	0.492	-	0.123	-	0.123	0.123	0.492	0.369	0.123	-	0.123	0.123	0.000	0.123	
Construction inflation provision	2.531	2.456	0.075	0.653	-	0.653	0.653	-	0.653	0.653	-	0.653	0.571	2.456	1.885	
CLTM transport Modelling	0.030	0.050	0.020	-	0.013	0.013	-	0.013	0.013	-	-	-	0.030	0.024	0.006	
Masterplan costs	-	0.025	0.025	-	-	-	-	-	-	-	-	-	-	0.025	0.025	
Revenue costs	0.072	0.072	-	-	-	-	-	-	-	-	-	-	0.072	0.072	-	
Capital Financing Cost	0.236	0.000	0.236	-	-	-	-	-	-	-	-	-	0.236	0.000	0.236	
Expenditure Total	58.606	46.788	11.818	14.842	4.596	10.246	14.842	5.942	8.900	14.842	7.839	7.003	14.080	28.411	14.269	

Net position for the year

- 27.793 - 9.619

*Includes congestion relief, and M55 and M6 junction improvements

General update on Q3 Year 3

1

During 2016-17 work has focused on the housing numbers submitted in may 16 from the districts and the phase 2 of the Keppie massie led resource Review work.



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CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: NO

Wednesday, 22 February 2017

Procurement: Penwortham Bypass and Section 1 of the East West Link Road

Report Author: Eddie Sutton, Director of Development and Corporate Services, Lancashire County Council, (01772) 533475 email: eddie.sutton@lancashire.gov.uk

Executive Summary

This report is to determine the preferred delivery/procurement model in respect of Penwortham Bypass and Section 1 of the East West Link Road (Lightfoot Lane to Sandyforth Lane)

Recommendation

The City Deal Executive and Stewardship Board is recommended to approve that the Penwortham Bypass be delivered through the LCC City Deal Highways Team; and Section 1 of the East West Link Road (EWLR) be subject to a formal tender process.

Background and Advice

The LCC City Deal (CD) Highways team has extensive experience of successfully delivering highway construction projects of this nature, it provides the flexibility to accommodate the complexity of programming and timing required by the Penwortham scheme, together with the ability to integrate into the design process at an early stage. The CD Highways Team will have capacity to deliver this scheme as they move from the programmed completion of the current A582 works on Pope Lane. To undertake a full external procurement exercise for this scheme could create a delay to the start on site of up to six months and would incur additional project and contract management costs.

The programme for delivery of the EWLR is time critical for the developer as the planning conditioning on David Wilson Homes is that housing occupation is limited to 25 units until this section of EWLR is completed and adopted highway. Due to commitments across the City Deal programme the CD Highway Team is unable to deliver within this timescale. The external procurement of the scheme would create additional capacity to deliver the first section of the EWLR within the required programme.



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Background

A decision was made by the CD Executive and Stewardship Board (E&SB) on 30th September 2016 that future decisions regarding the delivery/procurement model for specific schemes will be considered by the Board.

To date there has been a mixed economy in the delivery of schemes utilising Lancashire County Council Highway Service, South Ribble Borough Council, Preston City Council and tendered works with external contractors.

The LCC Highways service has developed a specific CD Highways team to lead on the construction of City Deal projects, providing control, co-ordination and flexibility in the overall programme management of the Infrastructure Delivery Plan. Where there have been pressures on capacity, timescales or specialisms, or where it has been more appropriate due to the scale of the project, alternative delivery mechanisms have been developed and implemented. The adoption of a mixed economy of delivery mechanisms has allowed greater flexibility in resource utilisation between the partners and the private sector.

Penwortham Bypass

City Deal Budget allocation: £17.5m

The City Deal Business Development Plan indicates a construction start on Penwortham Bypass in Q2 17/18. A change in this programme has been made with regards to the Planning decision date. This has moved from Q1 to a likely date within Q2. This will have a knock on effect, regardless of the delivery mechanism approved by the Executive and Stewardship Board, of moving the start on site date into Q3 2017/18 and an expected completion date of Q4 18/19.

An early decision on the delivery mechanism is required to either maximise the identified opportunities of the CD Highways team option; or to help manage the impact on the construction programme of the additional time required to prepare for and undertake a tendering procurement process.

The Planning Application for Penwortham Bypass was submitted to the Local Planning Authority in December 2016 and has been advertised for consultation. It is anticipated that the application will be determined in summer 2017 (Q2). The land required for the scheme is either already in the ownership of the county council or an agreement to purchase including value has been made. Subject to planning permission being granted the land will be acquired and the scheme will be constructed.

The detail design of the scheme is currently ongoing and will be completed in Q2. In undertaking the completion of this design process it is important that the procurement process is understood so that either:



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- the advantages of delivery by the CD Highways Team can be embraced and utilised to the full or
- the timescale required for the longer and more involved contract and specification preparation and development for the formal tendering process can be accommodated. This documentation is required to mitigate as far as possible the potential risks of a future unforeseen adversarial cost claim situation.

Procurement Alternatives

City Deal Highways Team

This is a proven delivery approach that has been utilised across a number of CD projects. It demonstrates an established successful working relationship between the City Deal Design team and the City Deal Highways team offering the opportunity to maximise the potential for early construction team engagement during the detailed design phase. The CD Highways Team will have capacity to start on site during Q3 2017/18 as they complete the works on Pope Lane (A582).

The early involvement of the CD Highways Team during the pre-construction detail design stages provides significant advantages in the following areas:

- Integration of design development and construction planning/programming
- Innovation opportunities from the construction knowledge to influence detailed design
- Optimised early stakeholder management and communications
- Extensive local knowledge to assist in determining construction detail and method
- Resolution of detail design issues resolved up front and incorporated into the detailed documents
- Provision of early developed and accurate pre start estimate based upon actual build costs and budget and not a balance sheet or traded service.
- Lead in time for materials procurement can be commenced significantly in advance of the required delivery date.

As the scheme progresses into the construction phase the advantages can be highlighted as:

- No supervision or contract management required from the design team
- No requirement for client QS resource
- The scheme risks are a single responsibility eliminating adversarial contractual interests in risk apportionment
- Unforeseen matters are resolved more quickly on an actual cost basis avoiding the contractual adversarial claim with associated increased costs.
- Quality and right first time approach. The highways team has a serious interest in long term maintenance costs impacting on the county councils challenged revenue budget.



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- Design changes or unforeseen disruptions can be accommodated by reallocating resources on other activities without the contractual imposition of delay and disruption claims
- Local workforce, established site compound and major works depot in locality

It should be noted that due to the scale of this project significant elements of the works delivery will themselves be subject to a tendering process, including a separate procurement of a significant earth/groundworks contract. It is envisaged that over 50% of this project would be subject to competitive tendering. This will ensure that full benefit is realised on the economies of scale.

Full External Procurement

An alternative delivery model is available through a formal tendering process to procure a construction contractor to deliver the scheme, with project management, supervision and contract management provided through the City Deal Design team. This would have the advantage of building in a market challenge of the construction costs of the project. The other significant advantage of external procurement is the ability to bring additional delivery capacity in to the City Deal programme. However, in this instance there is sufficient capacity within the CD Highways Team to deliver this project.

The tendering process would require all detailed design work to be completed and all land acquisition and work programming established. Detailed design will be available in Q2 2017/18. It is recommended that tender documents would not be published until the detailed design is available and the planning application had been determined. It is possible to begin the procurement process before planning determination but there is an element of risk associated with this approach. Any planning conditions relating to the design or the delivery programme would affect the detail of the contract documents. As both the detailed design and the Planning determination are scheduled for Q2 2017/18, it would be at this point that the contract documents would be finalised and published.

Due to the financial scale of this project the procurement process would be required to comply with the LCC Standing Orders and OJUE procedures. If it is determined that the tender should be awarded on lowest competitive price a prequalification exercise would be required to ensure the competency and financial stability of the selected tenderers. The full procurement procedure would take approximately 6 months, with a cost of c£25,000.

The procurement process would begin as soon as possible after the planning application is determined. Assuming a successful determination in mid-Q2 the procurement could start by the end of Q2, with decisions made in Q4 and works on site potentially beginning in Q1 18/19 (dependent upon the successful contractors availability) . The Business and Delivery Plan would be amended to show a delay in start of six months.



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There will be costs associated with the implementation of a procurement process. There is also a risk that the scheme receives tenders that are greater than the current cost estimate. An additional consequential cost of awarding the contract to an external contractor would be the on-going viability of the CD Highways Team.

As stated earlier this team has been established to deliver, as far as possible, the CD programme of work. The external award of Penwortham Bypass delivery would have a significant impact on the programme of work for this team and would lead to the requirement to downsize the permanently employed workforce. Whilst there will be some flexibility to move some members of the team elsewhere across the LCC highways service, there would be a need to terminate employment for approximately 17 highways staff. As well as the loss of local jobs for a skilled workforce, there would be costs to LCC associated with redundancy in the region of £300k - £350k. Alongside the downsizing of the staff resource would be a need to dispose of plant and equipment, which would be sold.

The reduction of the CD Highway Team will have ongoing implications for the delivery of CD projects, with significantly reduced capacity to deliver.

As mentioned above the CD Design Team would need to establish specific contract management and supervision arrangements for this project including a specific Quantity Surveyor, Resident Engineer and Clerk of works on site, plus additional technical and project management support within the CD Design team itself of an equivalent scale. The additional cost associated with this is in the region of £200k pa.

North West Preston East West Link Road – Section 1 - Lightfoot Lane to Sandyforth Lane:

City Deal Budget Allocation: £1.4M

This section of the East West Link Road (EWLR) forms part of the David Wilson Homes (DWH) housing development site which was granted full planning consent in November 2016. The planning consent includes this section of the EWLR exactly as included in the LCC Planning Application for the EWLR as a whole. The planning conditioning on DWH is that the housing occupation is limited to 25 units until this section of EWLR is completed and adopted highway and access is provided at that point to the development. DWH indicate that in line with company policy in recovering the land cost outlay as soon as possible that this point will come at 1st June 2018.

An agreement has been made between the City Deal partners, Lancashire County Council and Preston City Council involving the transfer of the land for this section of EWLR and the financial contribution from DWH to the costs of the same. The agreement also incorporates the mechanism that Lancashire County Council as City Deal partner and Highway Authority will deliver this section of EWLR to facilitate the continuous development of the site and avoid the constraints of the occupation limits



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imposed by the planning condition. The agreements will be formalised in a S106 Agreement and a Regulation 73 Agreement. Additionally to protect the commercial viability of the development for DWH timescales for the delivery of the Section of EWLR are also to be included.

The timescales to be included present a challenge in respect of the end date and the construction period (8-9 months) and procurement process which precedes it and associated with this is an uncertain start date as the agreements are formalised.

The anticipated delivery model for the construction of this scheme had been through the CD Highways team, with project management provided through the City Deal Design team. However, due to the specific time constraints around the delivery of this scheme and the commitment of the CD Highways Team on other CD projects, including corridor works, and the A582, it is not possible to deliver this scheme with the current in-house resource.

An alternative delivery model is available through a formal tendering process to procure a construction contractor to deliver the scheme, with project management, supervision and contract management provided through the City Deal Design team. This would create additional resource implications and associated costs for the team, however it does have the advantages of creating additional capacity to deliver the scheme within the programme and provides a valuable opportunity to market test current construction costs.

It is anticipated that a procurement exercise in accordance with LCC Standing Orders for this value of works will take approximately 5 months plus a minimum of 6 weeks mobilisation to commencement. It would require the full design specification to have been developed ahead of this. Procurement could not start until the design process was complete and contract award would require certainty of access to instigate the mobilisation period.

Planning permission is already in place and the detailed design for the scheme will be available in April (Q1). The expectation would be that a contract would be awarded to facilitate a start on site in September 2017 (early Q3). The scheme itself is expected to take 8-9 months to deliver which would achieve the June delivery date.

There will be costs associated with the implementation of a procurement process, which for the scale of the project could be considered to be disproportionately high compared to the potential to receive tender prices below the current estimate. However, it does provide the opportunity to deliver the scheme on schedule and provide a market test for highway works.