



# 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 22<sup>nd</sup> 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 30<sup>th</sup> 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 22<sup>nd</sup> 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.