



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

Monday, 19 February 2018

Project Implementation Update - 2017/18 Quarter 3 (Sept-Dec 2017)

Appendix A refers

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Executive Summary

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

- Penwortham Bypass – Scheme completion date 3 months later than previously reported following the detailed design exercise, now forecast for Q4 2019/20
- Guild Wheel Upgrade Link – P1 Bluebell Way – revised scheme being prepared due to affordability
- Grimsargh Green – Discussions ongoing regarding maintenance of the playing pitch, awaiting outcome for decision
- Preston Bus Station On Site Highways works – uncertainty around programme,
- Cuerden Strategic Site Road Infrastructure – planning, legal and commercial reasons have impacted on the programme, start on site now anticipated April 2018.

The report also provides an update on progress at the Pickerings Farm and Whittingham Hospital development sites, being two of the most complex and valuable sites in the City Deal.

Recommendation

The E&SB is asked to note the Quarter 1 Implementation Update for the period September - December 2017.



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Background and Advice

1. QUARTER 3 – PROJECT MONITORING REPORT (Sept - Dec 2017)

- 1.1 A quarter 3 performance dashboard is attached at Appendix A and provides "at a glance" information on the delivery of the infrastructure schemes to date.
- 1.2 The E&SB will note that of the 48 infrastructure schemes included in the Plan for 2017/18; 21 are progressing as planned with no issues identified; 5 have been highlighted amber due to potential risks of not meeting milestones going forward; 10 schemes have now completed and 12 schemes are under review/subject to the outcome of masterplanning exercises and therefore no milestones have been agreed at this point in time.

2. UPDATE ON KEY IMPLEMENTATION ISSUES

- 2.1 The table below sets out the more significant 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	Value to the Programme	Update/Latest Position
<p>Pickerings Farm - Link Road cannot be progressed to design stage until bridge options have been determined and funding issues resolved.</p> <p>Arrangements will need to be in place prior to detailed masterplanning being completed.</p>	<p>1350 Units</p> <p>£5.5m CIL potential</p>	<p>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.</p> <p>The design for Bee Lane bridge has now been completed which will inform the masterplanning process.</p> <p>SRBC have been informed, that their Housing Infrastructure Fund (HIF) Marginal Viability bid, that was to support the delivery of this bridge as part of a wider Cross Borough Link road, has been unsuccessful.</p> <p>Negotiations with Taylor Wimpey regarding the collaboration agreement are progressing well. Both parties have agreed 90% of the Collaboration Agreement terms</p>



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		<p>and Homes England now need to secure Director of Land support to the terms which involves a future acquisition of land by Homes England from TW.</p> <p>Homes England is seeking Internal approval for the Collaboration Agreement by the end of February.</p> <p>Homes England will then instruct consultants on masterplan and planning and engage with SRBC and other stakeholders.</p>
<p>Whittingham Hospital Site requires redesign of later phases in order to deliver the site.</p>	<p>650 Units £23m (s.106)</p>	<p>£5.4m has been received to date from this site. The redesign of the scheme will result in the level of contribution being significantly lower than the s.106 originally agreed, presenting a risk to the finance model.</p> <p>A new consultant team has been appointed by Homes England to resolve planning and design issues and to develop a planning and disposal strategy.</p> <p>Consultation on masterplan options, planning strategy and highways is to take place by the end of March.</p> <p>Meetings with Homes England, PCC and LCC to take place in February 2018.</p>