



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

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City Deal Development Sites Overview

Report Author: Jonathan Noad, Planning Manager, South Ribble Borough Council

Tel: 01772 625206

jnoad@southribble.gov.uk

Executive Summary

This report is seeking the E&SB's approval to undertake the detailed review of development sites requested at the last meeting, to coincide with the end of Year Monitoring process, in order to provide the most up to date and accurate information possible.

It was initially thought that the review of housing sites could be undertaken relatively quickly, but following initial scoping of the work, officers are requesting more time to properly assess each of the development sites in the programme against baseline forecasts and understand what is going on at the operational/commercial level. By doing this, more meaningful information can be provided for the Board in relation to the consequential impact on the delivery and funding profile for City Deal.

Recommendation

That the request be approved and a detailed report on the delivery of the housing sites be brought to the E&SB meeting in June 2018.

Background and Advice

At the November 2017 meeting, the Executive and Stewardship Board asked for further information regarding the progress of Development Sites within Preston and South Ribble. Specifically, the E&SB sought information relating to any significant blockages/constraints on these development sites and their impact on the City Deal delivery programme and finance model.

Currently, in the programme there are in excess of 100 housing sites at varying degrees of development. There is a huge variance across these sites, in terms of complexity, whether that is; location, land ownership, site constraints, viability, commercial considerations etc. Initial scoping of the proposed review work has



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revealed that more time is required in order to undertake a meaningful analysis and provide the E&SB with the information required.

The E&SB will be aware that the housing and commercial sites are monitored every six months and performance information reported both to the Board and to Government. In March, all of the end of year housing counts will commence and it is proposed to use this information in order to identify which sites require further investigation when compared with the baseline forecasts.

Development Sites Delivery Group

Since early 2017 a Development Sites Delivery Group has been formed as part of City Deal to sit alongside the Infrastructure Delivery Steering Group. This group meets regularly with a focus on the following:

- To assess the performance of development sites across the City Deal area, utilising intelligence from a range of sources including the outputs from the city deal monitoring and evaluation group to evaluate performance.
- To identify key planning issues arising in relation to the delivery of housing and employment sites;
- To act as appropriate to address these issues and to identify and report those which represent significant risks to the programme;
- To identify, report and respond to national and local planning policy changes and other initiatives that could impact on City Deal;
- To engage effectively with private sector developers and the housebuilding sector.

To date this Group has focussed on identifying practical and operational solutions to site specific issues i.e. planning conditions. The Group is however, well placed to oversee this more strategic piece of work and working with consultants (to be appointed using the Homes England Capacity Funding) bring forward recommendations to the Board.

Proposed Housing Site Review

A sub group of the Development Sites Delivery Group will be used to oversee the work and to produce a detailed report to the Executive and Stewardship Board on 28th June 2018. To some extent each development site has its own problems to find solutions to, but the group will also identify and assess common/recurring issues across the sites.

Detailed work will be undertaken, involving all partners, particularly planning and finance officers to prepare a site by site assessment of recent and anticipated future performance both in relation to outputs and finance. This will determine how sites have performed against previous baseline forecasts and how they are expected to perform going forward. This exercise will identify key risk sites. The report will



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explore the feasibility of options aimed at addressing site issues where possible and make recommendations for action in order to move sites forward.

In summary the final report will address the following:

- Set out the context of City Deal housing delivery to date
- Provide a realistic forward trajectory of predicted delivery to the end of the City Deal (to be kept under review at agreed intervals)
- Align the City Deal income trajectory to the proposed delivery trajectory
- Demonstrate how these trajectories compare to the original forecasts at the start of City Deal in order to better understand how the model has performed to date.
- Provide the Board with a view on the degree of risk City Deal is carrying on the sites overall
- Filter and provide more information on the top ten sites that have the greatest impact on City Deal either due to their level of risk or the amount of financial contribution into City Deal
- Identify solutions to resolve the issues on the top ten sites
- Provide relevant housing and financial forecasts to feed into the wider City Deal Review

Officers would welcome the views of the Executive and Stewardship Board if any additional information to that outlined above is required.