



Homes
England



CITY DEAL
Preston, South Ribble & Lancashire

The Housing and Regeneration Agency

CITY DEAL EXECUTIVE & STEWARDSHIP BOARD

Homes England Quarterly Monitoring Progress Update Report

Quarter 4 of 2022 / 23



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1. Report Overview

- 1.1. This report provides an update on the progress that has been made in relation to Homes England sites that form part of the Preston, South Ribble and Lancashire City Deal.
- 1.2. The update relates to activity that has taken place during the final quarter of the 2022 / 23 financial year between 1 January and 31 March 2023.
- 1.3. The report focuses on key delivery milestones, finances invested, and outputs generated, and provides a breakdown of the key risks and any emerging issues relevant across the portfolio of Homes England City Deal sites.

2. Recommendation

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

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

3. Homes England Site Highlights

3.1. A summary of delivery across Homes England’s City Deal sites throughout the final quarter of 2022 / 23 is set out in the table below:

Phase / Plot	Status	Completions/ Total Units	Completions (Jan – Mar)	Finance (Jan – Mar)	Summary
1. Cottam Hall					
Phase 1	Build out completed by Barratt Homes	104 / 104 (100%)	n/a	n/a	Build-out of site complete
Phase 2	Story Homes on-site	252 / 294 (86%)	40	n/a	Build out of the site ongoing. 40 completions achieved Q4 of 2022 / 23. Total number of units has increase from 284 to 294 following amendments to the scheme.
Phase 3	Morris Homes on-site	85 / 119 (71%)	6	n/a	Build out of the site ongoing. 6 completions achieved Q4 of 2022 / 23.
Phase 4	Rowland Homes on-site	75 / 141 (44%)	13	n/a	Build out of the site ongoing. 13 completions achieved Q4 of 2022 / 23.
Phase 5	Barratt David Wilson on site	0 / 215 (0%)	n/a	n/a	Reserved matters application approved October 2021. Start on site anticipated 2022 / 23.
Phase 6 (Plot 14)	Build out of site completed Q4 2021 / 22	68 / 68 (100%)	n/a	n/a	Site build-out completed Q4 of 2021 / 22.
Phase 6 (Plot 15)	Start on site commenced Q1 2022 / 23	52 / 124 (42%)	10	n/a	Build out of the site ongoing. 10 completions achieved Q4 of 2022 / 23.
Local Centre	Build out completed October 2021	n/a	n/a	n/a	Build out of site completed Q3 2021 / 22.

2. Cottam Brickworks					
Access agreement	Commercial discussions ongoing	0 / 260 (0%)	n/a	n/a	Commercial discussions ongoing
3. Land at Eastway					
Residential Plot	Story Homes on-site completing build out	195 / 329 (59%)	13	n/a	Build out of site on-going. 13 completions achieved Q4 of 2022 / 23.
Commercial Plot	Build-out of commercial plot ongoing.	n/a	n/a	n/a	Build-out of commercial plot ongoing.
4. Whittingham Hospital					
Phase 1	Taylor Wimpey has completed Phase 1	150 / 150 (100%)	n/a	n/a	Taylor Wimpey has completed build out of Phase 1.
Phase 2	Preferred bidder Barratt David Wilson	15 / 248 (6%)	10	n/a	Build out of site on-going. 10 completions achieved Q4 of 2022 / 23.
Phase 3B and 4	De-risking of asset ongoing	0 / 457 (0%)	n/a	n/a	De-risking of asset ongoing prior to disposal.
Phase 3A and 3C	De-risking of asset ongoing	0 / 55 (0%)	n/a	n/a	De-risking of asset ongoing prior to disposal.

5. Preston East						
Expansion Area	Finalising HoT with preferred bidder	62,500 m ² employment	n/a	n/a		Homes England finalising heads of terms with preferred bidder.
Sector D	Build-out of site complete.	n/a	n/a	n/a		Build-out of site complete.
6. Pickerings Farm						
n/a	Outline planning application resubmitted	0 / 275 (0%) Homes England land only	n/a	n/a		Revised outline planning application submitted Q2 2021 / 22. Application(s) and masterplan rejected at committee November 2021. Planning Appeal held in August 2022 awaiting decision from SoS following call-in.
7. Altcar Lane						
n/a	Continued build-out of site by Lovell	170 / 200 (85%)	10	n/a		Build out of site ongoing. 10 completions achieved Q4 of 2022 / 23.
8. Croston Road North						
Phase 1	Build out of site ongoing	89 / 308 (29%)	19	n/a		Build out of site ongoing with 19 completions achieved Q4 of 2022 / 23.
Phase 2	De-risking of asset ongoing	0 / 212 (0%)	n/a	n/a		De-risking of asset ongoing prior to disposal
9. Croston Road South						
Phase 1	Miller Homes has completed Phase 1	96 / 96 (100%)	n/a	n/a		Miller Homes has completed build out of Phase 1.
Phase 2	Miller Homes on-site	79 / 79 (100%)	n/a	n/a		Build out of site completed Q4 2020 / 21.

10. Brindle Road					
n/a	Complete	46 / 46 (100%)	n/a	n/a	All units completed and all finances paid.
11. Walton Park Link					
n/a	Morris Homes on site	130 / 293 (44%)	20	n/a	Build out of site ongoing. 20 completions achieved Q4 of 2022 / 23.

4. Finance

- 4.1. Homes England is forecasting to secure the majority of sale receipts related to the £37.5 million grant by the end of the 2023/24 financial year, however following a review of this position under the Homes England Business Disposal Plan (BDP) Refresh (2020/21 – 2023/24) some grant payments may be generated beyond this date depending on the timing of the disposal of land across Homes England’s City Deal sites.
- 4.2. No loan or grant payments were made in the final quarter of the 2022/23 financial year.

5. Affordable Housing Provision

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

City Deal Site	Total Units Across Site with Planning Consent		Total Units anticipated to be delivered across Homes England Land Only	Of which: Open Market Sales	Of which: Affordable / Social Rent / Shared Ownership	Of which: Percentage Affordable (on-site)	Off-site contribution made for affordable housing? (Y/N)	Completions to date across Homes England Land Only	Of which: Affordable / Social Rent / Shared Ownership	
	Granted	Awaited								
1	Cottam Hall	Up to 1,100	-	1,054	692	348	30%	N	636	216
2	Cottam Brickworks*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
3	Land at Eastway	329	-	329	280	49	15%	Y	195	15
4	Whittingham Hospital****	909	-	909	751	158	17%	Y	165	20
5	Preston East EA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
6	Pickering’s Farm **	-	275	275	TBC			0	0	
7	Altcar Lane	200	-	200	140	60	30%	N	170	56
8	Croston Road North #	400	-	399	340	59	15%	Y	89	24
9	Croston Road South***	254	-	175	149	26	15%	Y	175	26
10	Brindle Road	46	-	46	46	n/a	n/a	Y	46	0
11	Walton Park Link*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total		3,238	275	3,387	2,398	700	n/a	n/a	1,476	357

* The landowner / developers at Cottam Brickworks and Walton Park Link are responsible for obtaining planning consent for the development proposed, not Homes England. ** The 275 units at Pickering’s Farm relate to the original Homes England land forming part of the original City Deal agreement. *** The 254 units shown as granted comprise: Phase 1 (175 units) completed by Miller Homes, and Phase 2 (79 units) currently under construction. **** Due to viability a lower affordable housing percentage was agreed at the Whittingham site. The 15% on-site provision of affordable housing shown at Whittingham is an average taken across the site’s four development phases. Subject to local requirements, there is potential for an additional off-site contribution to be made towards affordable housing through the re-provision of an education contribution agreed for Phase 4. # The 400 units shown at Croston Road North relate to homes anticipated to be delivered across Homes England Land only.

6. Summary of Delivery

Quarter 4 2022/23

- 6.1. Several milestones and completions have been achieved during the final quarter of the 2022 / 23 financial year, including:
 - 6.1.1. 69 new homes completed across various phases at Cottam Hall;
 - 6.1.2. 13 new homes completed on land at Eastway;
 - 6.1.3. 10 new homes completed at Whittingham Hospital;
 - 6.1.4. 10 new homes at Altcar Lane; and
 - 6.1.5. 19 new homes on land at Croston Road North.
- 6.2. Across the total new completions on Homes England's City Deal site this quarter, 10 of these have been of affordable tenures.
- 6.3. No loan or grant payments were made to Lancashire County Council in the final quarter of the 2022/23 financial year.

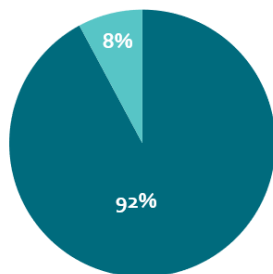
2022/23 Financial Year Total

- 6.4. In total, across the 2022/23 financial year:
 - 6.4.1. 358 new homes have been completed;
 - 6.4.2. £520,000 has been paid out to Lancashire County Council in grant.

APPENDIX I - DASHBOARD

Planning Consents

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



Total housing units to be submitted for outline planning consent - 3,504

■ Total housing units with outline planning consent at 31.03.2023

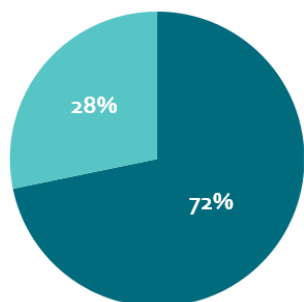
■ Total housing units without outline planning consent

BDP Forecast 2022 / 23

	Q1	Q2/3	Q4	In Year Total
Grant Payments	£0.08m	£0.44m	£0	£0.52m
Loan Payments	£0	£0	£0	£0
In year Housing Completions**	88	129	141	358

Housing Starts

Housing starts have been claimed for 2,821 units on Homes England City Deal sites to date, out of a total 3,931 units.*

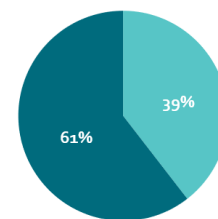


Total housing units to start on site - 3,931

■ Total housing units started on site at 31.03.2023

■ Total housing units yet to start on site

Housing Completions



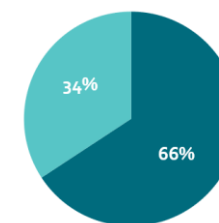
Total housing units to be completed* (4,066)

■ Actual housing completions to 31.03.2023

■ Outstanding housing completions

There have been 1,465 housing completions to date across the 11 Homes England's City Deal sites.*

Grant / Loan Payments



Total grant to be paid - £37.5m

■ Grant paid to 31.03.2023

■ Grant remaining to be paid up to cap

To date, £24,662,237 has been paid to LCC as grant, with around £12.3 million remaining to be paid before the grant cap of £37.5million is reached.

* Figures include Walton Park Link and Cottam Brickworks sites.

** Homes England land only



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