



# CITY DEAL

Preston, South Ribble & Lancashire

## **Preston, South Ribble and Lancashire City Deal Stewardship Board**

### **Minutes of the Inquorate Meeting held on Monday, 18th September, 2017 at 10.00 am at the Committee Room 'C' - The Duke of Lancaster Room, County Hall, Preston**

#### **Present**

Karl Tupling (Chairman)

Jim Carter  
Heather McManus

Lorraine Norris

#### **In Attendance**

County Councillor Geoff Driver, Leader, Lancashire County Council  
Councillor Peter Mullineaux, Leader, South Ribble Borough Council  
Councillor Peter Rankin, Leader, Preston City Council  
Jo Ainsworth, LEP and Special Projects Finance Manager, Lancashire County Council  
Andy Milroy, Senior Democratic Services Officer, Lancashire County Council  
Sarah Parry, City Deal Programme Manager, Lancashire County Council  
Sue Procter, Director of Programmes and Project Management, Lancashire County Council  
Stuart Sage, Homes and Community Agency  
Karl Tupling, General Manager - Midlands and North West, Homes and Community Agency  
Ginette Unsworth, Head of Communications, Lancashire County Council  
Mark Vaughan, Homes and Community Agency

#### **Observers**

County Councillor Michael Green, Lancashire County Council  
Councillor Peter Moss, Preston City Council  
Councillor Phil Smith, South Ribble Borough Council

#### **1. Welcome and Apologies for Absence**

The Chairman, Jim Carter, welcomed all to the meeting. Apologies for absence were presented from Malcolm McVicar, Jo Turton and Eddie Sutton.

It was noted that due to the absence of the Lancashire County Council Chief Executive (or their nominee) that the Stewardship Board was inquorate, however as the Stewardship Board did not have any formal decisions to take it was agreed that the Stewardship Board could continue to meet in an inquorate capacity.

County Councillor Michael Green (Lancashire County Council), Councillor Peter Moss (Preston City Council) and Councillor Phil Smith (South Ribble Borough

Council) were welcomed to the meeting, attending as Observers. The Executive and Stewardship Board agreed they could remain for the full meeting subject to observing the protocols of the Part II Private and Confidential section of the meeting.

**2. Minutes of the City Deal Executive meeting held on 20th June 2017**

**Resolved:** That the minutes of the City Deal Executive meeting held on 20<sup>th</sup> June 2017 be approved as an accurate record.

**3. Minutes of the City Deal Stewardship Board meeting held on 20th June 2017**

**Resolved:** That subject to a correction to the title of County Councillor Michael Green, that the minutes of the City Deal Stewardship Board meeting held on 20<sup>th</sup> June 2017 be approved as an accurate record.

**4. Matters Arising**

None

**5. Declaration of Interests**

Councillor Peter Moss declared that he is a resident of Broughton. It was agreed that as the Broughton item was with regard to approving the procurement mechanism for the project, and not approval to the project overall which had previously been done, that Councillor Moss could remain for this item but not take part in the discussion.

**6. City Transport Plan - Presentation by Mott MacDonald**

Tom Roberts, Mott MacDonald, gave a presentation to the Executive and Stewardship Board regarding Preston City Centre Transport Plan, which Mott MacDonald had been commissioned to undertake.

It was noted that the Plan is a 20 year vision for movement and connectivity. It is intended to provide a long-term overarching vision and deliverable strategy for improvements to all modes of transport to, from and within Preston City Centre.

Of the findings so far, the top 5 issues raised through engagement with Stakeholders were – the structure of the city, mixed messages about usage of the city, a lack of strong alternatives to car use and car parking / parkway concerns.

It was noted that most areas around the City Centre used car travel as the main means of transport with most bus use specific to the Ribblesdale area. Walking is primarily the main travel method within the immediate City Centre area.

It was reported that the top opportunities for the City Centre were to build on the city status, utilising the discussed corridors and building Preston as a "Gateway".

The vision and objectives of the Plan include creating great streets and spaces, rebalancing accessibility, creating a healthier, greener, more inclusive city and growing a sustainable economy.

It was further reported that the next steps are to develop schemes and packaging, continue with stakeholder engagement and to undertake an initial assessment.

It was agreed that City Deal Members could email comments and feedback to Mott MacDonald outside of the meeting and that the presentation would be circulated to all City Deal Members for information.

**Resolved:** The City Deal Executive and Stewardship Board noted the presentation and agreed that City Deal Members consider the presentation and Plan outside of the meeting with any comments emailed to Mott MacDonald.

## **7. Preston, South Ribble and Lancashire City Deal: HCA Business and Disposal Plan (2017-20)**

Karl Tupling, Stuart Sage and Mark Vaughan (all Homes and Communities Agency) presented the report (circulated) which provided a summary to City Deal Members of the 2017-20 HCA Business and Disposal Plan.

It was reported that excellent progress had been made by the HCA during year 3, April 2016 – March 2017. Four of the 11 HCA City Deal sites (Cottam Hall (Phases 1 and 2), Whittingham Hospital (Phase 1), Croston Road South and Land at Eastway (residential)) have legal agreements in place with developer and are under construction.

One site (Brindle Road) completed in April 2016 and part of another site (Preston East) was disposed of in December 2016.

Since the end of the 2016/17 financial year HCA have also exchanged contracts with an occupier who will develop the Eastway commercial site.

At a project level the greatest risk around delivery of HCA sites sits with Pickerings Farm and Whittingham Hospital. Pickerings Farm is a large site complicated by the disparate ownership pattern, the presence of the west coast mainline to the eastern boundary and the scale of infrastructure that is required across the site. HCA are working closely with Taylor Wimpey to ensure both organisations commercial and corporate objectives can be achieved in a manner that delivers the site at the earliest opportunity.

The first phase of Whittingham Hospital is under development, however the marketing of the further development parcels has proved unsuccessful and

highlighted the shortcomings in the appeal and deliverability of the site. In order to improve this situation, HCA are working towards a revised planning application that will reposition and potentially increase the quantum of residential to improve the viability and marketability of the site. HCA will work closely with City Deal partners to ensure the financial and delivery impacts of these changes are modelled and re-forecast.

City Deal Members noted the individual milestones as set out in the Business and Disposal Plan.

**Resolved:** The City Deal Executive and Stewardship Board:

- (i) Noted the progress towards the successful delivery of the 11 HCA City Deal sites during 2016/17.
- (ii) Approved the HCA's current and future investment plan into the City Deal; and
- (iii) Approved the updated Business and Disposal Plan (BDP) to take the site milestones through to March 2020.

## **8. HCA Quarterly Monitoring Progress Update – Q1 2017/18**

Karl Tupling, Stuart Sage and Mark Vaughan presented the report (circulated) which provided an update on the progress made by the HCA on the delivery of the City Deal housing sites from 1<sup>st</sup> April 17 to 30<sup>th</sup> June 17. The report focused on the key delivery milestones, finances invested, outputs and draws out key risks and emerging issues.

With regard to the 11 HCA sites detailed in the report it was reported that:

- Cottam Hall Phase 1 (Site K) – Barratts are on site with 68 of 104 units completed.
- Cottam Hall Phase 2 – Story Homes are on site with 28 of 283 units completed.
- Cottam Hall Phase 3 – A deal has been done with Morris Homes – not on site yet. An RM application has been submitted.
- Cottam Brickworks – Planning permission is in place.
- Land at Eastway (Residential) – Story Homes are on site with 16 of 300 units completed.
- Land at Eastway (Commercial) – A Deal has been done with HBS Healthcare Ltd – not yet on site.
- Whittingham – Taylor Wimpey are on site (Phase 1 only) – 56 of 150 units completed.
- Preston East EA – Site not yet marketed.
- Preston East Sector D – A deal has been done with Inchcape Estates – not yet on site.

- Pickerings Farm – Site not yet marketed.
- Altcar Lane – Site currently on the market.
- Croston Road North – Site not yet marketed.
- Croston Road South - Miller on site with 31 of 175 units completed.
- Brindle Road – All 46 units have been completed.
- Walton Park Link – Planning permission is in place for Morris and Bovis sites.

Overall positive progress is being made across the portfolio. Housing completions have accelerated with additional sites commencing over the last 12 months. The HCA are on track to pay the £37.5m grant by 2022/23.

**Resolved:** The City Deal Executive and Stewardship Board noted the contents of the report and the progress made on each scheme.

## 9. Implementation Update - Quarter 1 - April - June 2017

Sarah Parry, Programme Manager – City Deal, and Jo Ainsworth, Finance Advisor (Both Lancashire County Council) presented a report (circulated) which provided a progress update on delivering the infrastructure schemes during Quarter 1: April – June 2016 and set out the latest position going forward.

It was explained that the report was presented in three parts:

- (i) Quarter 1 Project Monitoring Report – Dashboard and detailed analysis attached.
- (ii) Update on Implementation Issues.
- (iii) Quarter 1 – Finance Monitoring Report.

It was highlighted that Broughton Bypass was now on course to complete in Quarter 3 ahead of forecast completion in Quarter 4. Penworth Bypass had reached planning application stage with the application submitted. A new Ribble Crossing Feasibility Study will complete in Quarter 2 rather than Quarter 1 due to technical details which require more analysis.

Community Infrastructure schemes remain largely on track and as scheduled. It was noted that separate reports were provided on the agenda in relation to the Preston Western Distributor, East / West Link Road and Fishergate Phase 3 schemes.

With regard to finance, it was noted that finances were as expected for the quarter.

**Resolved:** The City Deal Executive and Stewardship Board noted the Quarter 1 Implementation Update for the period April – June 2017.

**10. Infrastructure Delivery - Fishergate Central Gateway (Phases 1, 2 & 3) - Re-profile of Funding and Project Update**

Sue Procter, Director – Programmes and Project Management, Lancashire County Council presented a report (circulated) regarding Infrastructure Delivery of the Fishergate Central Gateway (Phases 1,2 and 3) including a suggested re-profile of funding.

It was noted that whilst Phase 2 had exceeded the profiled budget of £3.1m by £1.15m due to a number of factors set out in the report. Informed by the outturn costs for Phases 1 and 2, and a robust re-appraisal of the design and construction costs, it is now estimated that the final cost of the combined projects is £10.736m, creating a funding gap of £44k. It was proposed that this funding gap be met from the unallocated element of the Transport Corridor line within the City Deal model.

**Resolved:**

- (i) The City Deal Executive and Stewardship Board noted the report.
- (ii) The City Deal Executive approved the transfer of £44,000 from the unallocated element of the Transport Corridor line into the Fishergate Central Gateway project.

**11. Any Other Business**

Jim Carter circulated a City Deal Summary Position as at September 2017 document to all members of the City Deal Executive and Stewardship Board under Any Other Business.

It was explained that this document provided a summary of the position from signing of the deal in September 2013, delivery milestones met since and targets set for the current year and beyond.

It was recommended that the programmed review scheduled for 2018 / 19 be brought forward and be undertaken as soon as possible by officers in 2017, with a view to reporting the review to City Deal Members at either the November 2017 meeting, or, a special meeting to be arranged.

**Resolved:** The City Deal Executive and Stewardship Board noted the City Deal Summary Position as at September 2017 document and agreed that the review programmed for 2018 / 19 be brought forward and reported to either the November 2017 meeting, or, a special meeting to be arranged.

## **12. Date of Next Meeting**

It was noted that the next scheduled meeting of the Combined City Deal Executive and Stewardship Board would be held on Wednesday 29<sup>th</sup> November 2017, 2pm, in Committee 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.*

## **13. Preston Western Distributor (including Cottam Link Road) and East West Link Road**

Sue Procter presented a report (circulated) in Part II (Private and Confidential) regarding the Preston Western Distributor and East West Link Road schemes.

It was noted that the report provided an interim position with regard to external advice sought and that it was proposed to bring a further report to the November Combined City Deal meeting with a funding proposal.

**Resolved:** The City Deal Executive and Stewardship Board noted the report and agreed that a further report be presented to the November 2017 meeting regarding a funding proposal for these schemes.

## **14. Infrastructure Delivery - Procurement of Broughton Village/A6 Corridor Improvement Works**

Sue Procter presented a report (circulated) in Part II (Private and Confidential) regarding the procurement of works for Broughton Village / A6 Corridor Improvement Works.

### **Resolved:**

- (i) The City Deal Executive and Stewardship Board noted the report.
- (ii) The City Deal Executive approved that a formal tender process be undertaken for the delivery of the Broughton Village / A6 Improvement Works.

**15. Chairmans report to the Lancashire Enterprise Partnership (LEP) Board**

The City Deal Executive Chair, Jim Carter, summarised that details regarding the funding of schemes would be reported to the next LEP Board and that the Growth Deal Management Board also undertaking a detailed review of schemes. It was noted that the Chair of both the LEP Board and the Growth Deal Management Board were fully appraised of City Deal Schemes.