



## **Preston, South Ribble and Lancashire City Deal - Combined**

**Monday, 14th October, 2019 in Savoy Suite 1 - The Exchange -  
County Hall, Preston, at 5.30 pm**

### **Agenda**

#### **Part I (Items Publicly Available)**

- 1. Welcome and Apologies for Absence**
- 2. Minutes of the City Deal Executive meeting held on 25th July 2019**  
(Pages 1 - 8)
- 3. Minutes of the City Deal Stewardship Board meeting held on 25th July 2019** (Pages 9 - 16)
- 4. Matters Arising**
- 5. Declarations of Interest**

#### **Joint Stewardship Board and Executive Item (Chaired by Jim Carter)**

- 6. Presentation - Preston, South Ribble and Lancashire City Deal - Achievements to Date**  
*Phil Green, Director of Growth, Environment and Planning, Lancashire County Council to present.*

#### **Stewardship Board Items (Chaired by Nicola Elsworth)**

- 7. Homes England Quarterly Monitoring Progress Update - Q1 2019/20**  
(Pages 17 - 24)
- 8. Homes England Quarterly Monitoring Progress Update - Q2 2019/20**  
(Pages 25 - 32)
- 9. Any Other Business**

**10. Date of Next Meeting**

The next combined Preston, South Ribble and Lancashire City Deal meeting is scheduled to be held on 3<sup>rd</sup> December 2019 at 2:30pm in Savoy Suite 1 - The Exchange - County Hall, Preston.

**11. Exclusion of the Press and Public**

The Board is asked to consider whether, under Section 100A(4) of the Local Government Act 1972, it considers that the public should be excluded from the meeting during consideration of the following items of business on the grounds that there would be a likely disclosure of exempt information as defined in the appropriate paragraph of Part I of Schedule 12A to the Local Government Act 1972 as indicated against the heading to the item.

**Part II (Items that are Private and Confidential)**

**Joint Stewardship Board and Executive Item (Chaired by Jim Carter)**

**12. City Deal Review Update**

*Verbal update*

**Executive Committee Items (Chaired by Jim Carter)**

**13. City Transport Plan and Transforming Cities Fund (Pages 33 - 96)**

**14. A582 South Ribble Western Distributor (Pages 97 - 104)**

**15. Penwortham to City Centre Public Transport Priority Corridor Improvement Works (Pages 105 - 108)**

**Joint Stewardship Board and Executive Item (Chaired by Jim Carter)**

**16. Infrastructure Delivery Monitoring Report - Quarter 2 2019-20 (Pages 109 - 118)**

**17. City Deal Finance Update Quarter 2 2019-20 (Pages 119 - 130)**



**CITY DEAL**  
Preston, South Ribble & Lancashire

## **Preston, South Ribble and Lancashire City Deal - Executive**

### **Minutes of the Meeting held on Thursday, 25th July, 2019 at 10.00 am at the Savoy Suite 1 - The Exchange - County Hall, Preston**

#### **Present**

Jim Carter (Chairman)

Councillor Matthew Brown

Councillor Paul Foster

County Councillor Geoff Driver CBE\*

Mark Rawstron

\*County Councillor Michael Green replaced County Councillor Geoff Driver during Item 12

#### **In Attendance**

Nicola Elsworth, Head of Public Sector Land, Homes England

Adrian Phillips, Chief Executive, Preston City Council

Gary Hall, Interim Chief Executive, South Ribble Borough Council

Angie Ridgwell, Chief Executive and Director of Resources, Lancashire County Council

County Councillor Michael Green, Lancashire County Council (Nominated Observer)

Jo Ainsworth, LEP and Special Projects Finance Manager, Lancashire County Council

Jane Blundell, Deputy Section 151 Officer, South Ribble Borough Council

Deborah Holroyd-Jones, Senior Development Manager, Homes England

Joanne Hudson, Project Manager, Lancashire County Council

Marcus Hudson, Planning Manager, Lancashire County Council

Michelle Lawty-Jones, Director of the Lancashire Skills Hub

Andy Milroy, Senior Democratic Services Officer, Lancashire County Council

Jonathan Noad, Director of Planning and Property, South Ribble Borough Council

Sarah Parry, City Deal Programme Manager, Lancashire County Council

Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council

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

The Chairman, Jim Carter, welcomed all to the meeting. Round table introductions were made. Apologies for absence were presented from Danielle Gilliespie (Homes England) with Nicola Elsworth formally nominated as her representative.

#### **2. Minutes of the City Deal Executive meeting held on 12th March 2019**

**Resolved:** That the minutes of the City Deal Executive meeting held on 12<sup>th</sup> March 2019 be approved as an accurate record and duly signed by the Chairman.

### **3. Minutes of the City Deal Stewardship Board meeting held on 12th March 2019**

**Resolved:** That the minutes of the City Deal Stewardship Board meeting held on 12<sup>th</sup> March 2019 be approved as an accurate record and duly signed by the Chairman.

### **4. Matters Arising**

None

### **5. Declarations of Interest**

Jim Carter made two declarations – one relating to the Cuerden Development as his employer, Eric Wright, is engaged with the Lancashire Central project. The second declaration related to the East Cliff Preston building and that Eric Wright had been chosen to undertake civil engineering on the bridge in that area.

Both declarations were noted and it was agreed that they did not preclude Jim from participating in all items on this agenda specifically.

### **6. Homes England Quarterly Monitoring Progress Update – Q4 2018/19**

Nicola Elsworth, Head of Public Sector Land, and Deborah Holroyd-Jones, Senior Development Manager, both Homes England, presented a report (circulated) which contained the Homes England Quarterly Monitoring Progress Update for Quarter 4 2018/19.

It was highlighted that good progress have been made between the period 1<sup>st</sup> January 2019 to 31<sup>st</sup> March 2019. Key highlights for the quarter included:

- Cottam Hall Phase 1 – Completed at the end of March 2019.
- Cottam Hall Phase 2 – Story Homes are building out well, with 12 completions during this reporting period
- Cottam Hall Phase 3 – There was a formal start on site made by Morris Homes in January 2019.
- Cottam Hall Phase 4 – Conditional contract with Rowland Homes was entered into on 29<sup>th</sup> March 2019.
- Cottam Hall Phases 5 and 6 – Following Market Testing across the Cottam sites a decision was made to bring forward Phase 6 ahead of Phase 5.
- Cottam Brickworks – Meetings and negotiations continue to take place, a planning application is expected to be submitted during Summer 2019.
- Land at Eastway (Residential) – Story Homes are building out well with 9 completions during the reporting period.
- Land at Eastway (Commercial) – Access works have been delayed until at least September 2019.
- Whittingham – Good progress has been made on Phase 1 with 5

completions in the reporting period.

- Preston East EA – Homes England's internal approval for the required investment into the site and proposed disposal strategy is required. Following this site investigations and de-risking works will commence.
- Preston East – Sector D – Inchscape Estates are on site and construction is underway.
- Pickerings Farm – The Masterplan and outline planning application process continues with detailed discussions between all organisations taking place.
- Altcar Lane – The Reserved Matters application has been approved. Lovell have commenced development onsite during February 2019.
- Croston Road North – Marketing has commenced.
- Croston Road South – Miller are on site and building out, there were no completions during this period but 8 completions have been recorded on Phase 2 of this site.
- Brindle Road – This is completed.
- Walton Park Link – Morris commenced early site clearance works on site in September 2018. First housing completions are likely to be in Quarter 1 2019/20.

In addition an update was provided on finance and it was confirmed that Homes England is on track to pay the £37.5m grant by 2022/23.

**Resolved:** The City Deal Executive and Stewardship Board noted the content of the report and the progress made during Quarter 4 2018/19 – 1<sup>st</sup> January 2019 to 31<sup>st</sup> March 2019.

## **7. End of Year Performance Monitoring Report - Year 5 2018-19**

Joanne Hudson, Project Manager, Strategic Development, Lancashire County Council presented a report (circulated) which provided the City Deal Executive and Stewardship Board with an end of year performance monitoring report for year 5 – 2018/19.

It was highlighted that overall housing performance remains positive against targets with 1289 units completed against a target of 1130. For City Deal across to whole area 4991 houses have been delivered which is lower than target. With regard to commercial sites demand for commercial land remains high but it is slightly behind target. Job creation figures are on target. It was noted there was an error with regard to the commercial floor space figures on the dashboard (Appendix '1') which it was noted would be corrected and an updated version published after the meeting.

There has been a total of 1711 jobs created in 2018/19 that are associated with City Deal commercial floor space completions. Public and Private Sector investment £130.5m

An update was provided on each of the Infrastructure schemes within the City Deal.

Dr Michele Lawty-Jones, Director of the Lancashire Skills Hub provided an update on employment and skills work. The City Deal Skills and Employment Steering Group continues to meet regularly and it was noted that a key focus is on construction. Partners continue to deliver a range of activities within schools and businesses aimed at encouraging the recruitment of apprentices within the construction sector with the key activities that have taken place in the last year noted by the Board.

Sarah Parry, City Deal Programme Manager, summarised that the report forms the basis of the return to Government and presents a positive picture. However there were some important points to note – at moment the Lancashire City Deal is a 10 year deal and the results are positive in terms of annual trajectory but from a 10 year deal perspective it is not quite achieving the numbers. Now as progress into the second 5 year period the numbers become unachievable. It was also noted that technical officers will conduct a review of the job numbers.

**Resolved:** The City Deal Executive and Stewardship Board noted the overall performance of the Programme in the 2018/19 (Year 5) monitoring period and endorsed the proposed return to Government as set out in the report.

**8. Any Other Business**

None

**9. Date of Next Meeting**

It was noted that the next combined Preston, South Ribble and Lancashire City Deal meeting was scheduled to be held on 14<sup>th</sup> October 2019 at 5:30pm in Committee Room 'B' – The Diamond Jubilee Room, County Hall, Preston.

**10. Exclusion of the Press and Public**

**Resolved:** That the press and public be excluded from the meeting during consideration of the following items of business on the grounds that there would be a likely disclosure of exempt information as defined in the appropriate paragraph of Part 1 of Schedule 12A of the Local Government Act 1972, as indicated against the heading of each item. It is considered that in all the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**11. City Deal Business and Disposal Plan 2019-22 and Delivery to Date as at 31st March 2019**

Nicola Elsworth presented a private and confidential report (circulated) regarding the City Deal Business and Disposal Plan for 2019 – 2022 and an update on delivery to date as at 31 March 2019.

It was noted that there is currently activity on 6 of the 11 sites with developers

building out at pace. To date there have been over 500 completions on Homes England sites. In addition the number of grant payments made by Homes England to fund delivery of the infrastructure projects was noted by Committee Members.

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

- (i) Noted the progress towards the successful delivery of the 11 Homes England City Deal sites.
- (ii) Noted Homes England's current and future investment into the City Deal; and
- (iii) Endorsed the update Business and Disposal Plan (BDP) setting out the site milestones and financial forecasts to March 2022.

## **16. A582 South Ribble Western Distributor**

Marcus Hudson, Planning Manager, Lancashire County Council, presented a private and confidential report (circulated) regarding the A582 South Ribble Western Distributor.

Updates were provided on preparation of the planning application, the cost plan, land assembly, design, procurement and construction.

Committee Members clarified the current cost range of the scheme and an update was provided on historical changes to cost with it agreed that previous reports on the subject would be circulated to new Committee Members and further briefings arranged. In addition the Section 151 officer provided an update on historical budget information and cost estimates provided previously to the City Deal.

**Resolved:** The City Deal Executive:

- (i) Agreed to the funding of preparatory work, as detailed in the report;
- (ii) Supported the principle of the acquisition by agreement, in advance of Compulsory Purchase powers, of rights, interests and enabling arrangements to facilitate the widening of the A582/B5253 South Ribble Western Distributor; and
- (iii) Requested that regular updates be provided as the scheme progresses.

## **12. City Deal Review Update**

Stephen Young, Executive Director of Growth, Environment and Transport, Lancashire County Council gave a private and confidential presentation regarding the City Deal Review which updated Committee Members on progress made and potential funding options.

County Councillor Geoff Driver (Lancashire County Council – Executive Committee Member) left the meeting during this item but nominated County Councillor Michael Green as his substitute therefore ensuring the meeting remained quorate.

The Executive and Stewardship Board was presented with an opportunity to progress with Homes England a Small Site Funding bid with it resolved to authorise officers to prepare the necessary Business Case and progress with Homes England in accordance with the timescales presented.

**Resolved:** The City Deal Executive and Stewardship Board agreed to authorise officers to prepare the necessary Business Case and progress the Small Sites Funding opportunity with Homes England in accordance with the timescales presented.

### **13. Project Delivery Monitoring Report - Quarter 1 2019/20**

Joanne Hudson presented a private and confidential report (circulated) which contained the Quarter 1 2019/20 Project Delivery Monitoring Report.

Councillor Paul Foster provided feedback regarding communication on the Bamber Bridge / City Centre scheme with officers requested to note and action accordingly.

**Resolved:** The City Deal Executive and Stewardship Board noted the Quarter 1 Project Delivery Monitoring Report for the period April-June 2019 and endorsed the proposed infrastructure delivery milestones for 2019-2022 as presented in the report.

### **14. City Deal Finance Report Quarter 4 Year End 2018-19**

Joanne Ainsworth, Lancashire Enterprise Partnership and Special Projects Finance Manager, Lancashire County Council presented a private and confidential report (circulated) containing the City Deal Finance Report for Quarter 4 – Year End 2018/19.

The current financial position of City Deal was highlighted including key risks to the model.

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

- (i) Noted the Quarter 4 and Year End Finance Update; and
- (ii) Noted the key risks and issues going forward and accepted mitigation is needed to ensure the model remains balanced over the lifetime of the deal, utilising the three strategies advised by the Steer Review report of expenditure mitigation, income generation and scheme prioritisation.



## **15. North West Preston Roads Programme**

Marcus Hudson presented a private and confidential report (circulated) containing an update on the North West Preston Roads Programme comprising the Preston Western Distributor, East West Link Road and Cottam Link Road.

Key dates and milestones were highlighted to Committee Members in addition to updates regarding land assembly, external funding, scheme cost, cost verification, phasing programme and City Deal local contribution reduction opportunities.

**Resolved:** The City Deal Executive and Stewardship Board noted the contents of the report.





**CITY DEAL**  
Preston, South Ribble & Lancashire

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

**Minutes of the Meeting held on Thursday, 25th July, 2019 at 10.00 am at the Savoy Suite 1 - The Exchange - County Hall, Preston**

### **Present**

Nicola Elsworth (Chairman)

Jim Carter  
Gary Hall

Adrian Phillips  
Angie Ridgwell

### **In Attendance**

County Councillor Geoff Driver CBE, Leader, Lancashire County Council  
Councillor Matthew Brown, Leader, Preston City Council  
Councillor Paul Foster, Leader, South Ribble Borough Council  
Mark Rawstron, LEP Director  
County Councillor Michael Green, Lancashire County Council (Nominated Observer)  
Jo Ainsworth, LEP and Special Projects Finance Manager, Lancashire County Council  
Jane Blundell, Deputy Section 151 Officer, South Ribble Borough Council  
Deborah Holroyd-Jones, Senior Development Manager, Homes England  
Joanne Hudson, Project Manager, Lancashire County Council  
Marcus Hudson, Planning Manager, Lancashire County Council  
Michelle Lawty-Jones, Director of the Lancashire Skills Hub  
Andy Milroy, Senior Democratic Services Officer, Lancashire County Council  
Jonathan Noad, Director of Planning and Property, South Ribble Borough Council  
Sarah Parry, City Deal Programme Manager, Lancashire County Council  
Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council

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

The Chairman, Nicola Elsworth, welcomed all to the meeting. Round table introductions were made. Apologies for absence were presented from Danielle Gilliespie (Homes England) with it noted that Nicola Elsworth had been formally nominated as her representative and Chairman of the Stewardship Board.

### **2. Minutes of the City Deal Executive meeting held on 12th March 2019**

**Resolved:** That the minutes of the City Deal Executive meeting held on 12<sup>th</sup> March 2019 be approved as an accurate record and duly signed by the Chairman.

**3. Minutes of the City Deal Stewardship Board meeting held on 12th March 2019**

**Resolved:** That the minutes of the City Deal Stewardship Board meeting held on 12<sup>th</sup> March 2019 be approved as an accurate record and duly signed by the Chairman.

**4. Matters Arising**

None

**5. Declarations of Interest**

Jim Carter made two declarations – one relating to the Cuerden Development as his employer, Eric Wright, is engaged with the Lancashire Central project. The second declaration related to the East Cliff Preston building and that Eric Wright had been chosen to undertake civil engineering on the bridge in that area.

Both declarations were noted and it was agreed that they did not preclude Jim from participating in all items on this agenda specifically.

**6. Homes England Quarterly Monitoring Progress Update – Q4 2018/19**

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In addition an update was provided on finance and it was confirmed that Homes England is on track to pay the £37.5m grant by 2022/23.

**Resolved:** The City Deal Executive and Stewardship Board noted the content of the report and the progress made during Quarter 4 2018/19 – 1<sup>st</sup> January 2019 to 31<sup>st</sup> March 2019.

## **7. End of Year Performance Monitoring Report - Year 5 2018-19**

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Sarah Parry, City Deal Programme Manager, summarised that the report forms the basis of the return to Government and presents a positive picture. However there were some important points to note – at moment the Lancashire City Deal is a 10 year deal and the results are positive in terms of annual trajectory but from a 10 year deal perspective it is not quite achieving the numbers. Now as progress into the second 5 year period the numbers become unachievable. It was also noted that technical officers will conduct a review of the job numbers.

**Resolved:** The City Deal Executive and Stewardship Board noted the overall performance of the Programme in the 2018/19 (Year 5) monitoring period and endorsed the proposed return to Government as set out in the report.

**8. Any Other Business**

None

**9. Date of Next Meeting**

It was noted that the next combined Preston, South Ribble and Lancashire City Deal meeting was scheduled to be held on 14<sup>th</sup> October 2019 at 5:30pm in Committee Room 'B' – The Diamond Jubilee Room, County Hall, Preston.

**10. Exclusion of the Press and Public**

**Resolved:** That the press and public be excluded from the meeting during consideration of the following items of business on the grounds that there would be a likely disclosure of exempt information as defined in the appropriate paragraph of Part 1 of Schedule 12A of the Local Government Act 1972, as indicated against the heading of each item. It is considered that in all the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**11. City Deal Business and Disposal Plan 2019-22 and Delivery to Date as at 31st March 2019**

Nicola Elsworth presented a private and confidential report (circulated) regarding the City Deal Business and Disposal Plan for 2019 – 2022 and an update on delivery to date as at 31 March 2019.

It was noted that there is currently activity on 6 of the 11 sites with developers

building out at pace. To date there have been over 500 completions on Homes England sites. In addition the number of grant payments made by Homes England to fund delivery of the infrastructure projects was noted by Committee Members.

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

- (i) Noted the progress towards the successful delivery of the 11 Homes England City Deal sites.
- (ii) Noted Homes England's current and future investment into the City Deal; and
- (iii) Endorsed the update Business and Disposal Plan (BDP) setting out the site milestones and financial forecasts to March 2022.

## **16. A582 South Ribble Western Distributor**

Marcus Hudson, Planning Manager, Lancashire County Council, presented a private and confidential report (circulated) regarding the A582 South Ribble Western Distributor.

Updates were provided on preparation of the planning application, the cost plan, land assembly, design, procurement and construction.

Committee Members clarified the current cost range of the scheme and an update was provided on historical changes to cost with it agreed that previous reports on the subject would be circulated to new Committee Members and further briefings arranged. In addition the Section 151 officer provided an update on historical budget information and cost estimates provided previously to the City Deal.

**Resolved:** The City Deal Executive:

- (i) Agreed to the funding of preparatory work, as detailed in the report;
- (ii) Supported the principle of the acquisition by agreement, in advance of Compulsory Purchase powers, of rights, interests and enabling arrangements to facilitate the widening of the A582/B5253 South Ribble Western Distributor; and
- (iii) Requested that regular updates be provided as the scheme progresses.

The City Deal Stewardship Board noted the decision taken by the City Deal Executive as set out above.

## **12. City Deal Review Update**

Stephen Young, Executive Director of Growth, Environment and Transport, Lancashire County Council gave a private and confidential presentation regarding the City Deal Review which updated Committee Members on progress made and potential funding options.

County Councillor Geoff Driver (Lancashire County Council – Executive Committee Member) left the meeting during this item but nominated County Councillor Michael Green as his substitute therefore ensuring the meeting remained quorate.

The Executive and Stewardship Board was presented with an opportunity to progress with Homes England a Small Site Funding bid with it resolved to authorise officers to prepare the necessary Business Case and progress with Homes England in accordance with the timescales presented.

**Resolved:** The City Deal Executive and Stewardship Board agreed to authorise officers to prepare the necessary Business Case and progress the Small Sites Funding opportunity with Homes England in accordance with the timescales presented.

## **13. Project Delivery Monitoring Report - Quarter 1 2019/20**

Joanne Hudson presented a private and confidential report (circulated) which contained the Quarter 1 2019/20 Project Delivery Monitoring Report.

Councillor Paul Foster provided feedback regarding communication on the Bamber Bridge / City Centre scheme with officers requested to note and action accordingly.

**Resolved:** The City Deal Executive and Stewardship Board noted the Quarter 1 Project Delivery Monitoring Report for the period April-June 2019 and endorsed the proposed infrastructure delivery milestones for 2019-2022 as presented in the report.

## **14. City Deal Finance Report Quarter 4 Year End 2018-19**

Joanne Ainsworth, Lancashire Enterprise Partnership and Special Projects Finance Manager, Lancashire County Council presented a private and confidential report (circulated) containing the City Deal Finance Report for Quarter 4 – Year End 2018/19.

The current financial position of City Deal was highlighted including key risks to the model.

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



- (i) Noted the Quarter 4 and Year End Finance Update; and
- (ii) Noted the key risks and issues going forward and accepted mitigation is needed to ensure the model remains balanced over the lifetime of the deal, utilising the three strategies advised by the Steer Review report of expenditure mitigation, income generation and scheme prioritisation.

## **15. North West Preston Roads Programme**

Marcus Hudson presented a private and confidential report (circulated) containing an update on the North West Preston Roads Programme comprising the Preston Western Distributor, East West Link Road and Cottam Link Road.

Key dates and milestones were highlighted to Committee Members in addition to updates regarding land assembly, external funding, scheme cost, cost verification, phasing programme and City Deal local contribution reduction opportunities.

**Resolved:** The City Deal Executive and Stewardship Board noted the contents of the report.





**Homes England Quarterly Monitoring Progress Update – Q1 2019/20**  
**Report Author: Debra Holroyd-Jones and Sophie Williams, Homes England**  
**Private and Confidential: NO**  
**(Appendix '1' refers)**

**1.0 Report Overview**

- 1.1 This report provides an update on the progress made on the delivery of Homes England City Deal sites from 01.04.19 to 30.06.19. It focuses on the key delivery milestones, finances invested, outputs and draws out key risks and emerging issues.

**2.0 Recommendation**

- 2.1 The Stewardship Board and Executive are recommended to:

2.1.1 Note the content of the report and the progress made.

**3.0 Homes England Site Highlights – Q1 2019/20 (01.04.19 to 30.06.19)**

- 3.1 Between the period 01.04.19 and 30.06.19, good progress continues to be made on a number of Homes England sites. Key highlights for this quarter including forecast milestones for the next quarter can be found in the table below:

Site	Project	Status	Completion s / total units	Completions (Apr-June )	Finance (Apr-Jun)	Summary	Milestones for next quarter (Jul-Sept)
1	Cottam Hall Phase 1 (Site K)	Barratt completed on site	104/104 (100%)	N/A	N/A	This site has now completed build out.	N/A

Site	Project	Status	Completion s / total units	Completions (Apr-June )	Finance (Apr-Jun)	Summary	Milestones for next quarter (Jul-Sept)
	<b>Cottam Hall Phase 2</b>	Story Homes on site.	95/283 (34%)	7	N/A	Story Homes building out well, with 7 completions claimed within this reporting period.	Ongoing build out
	<b>Cottam Hall Phase 3</b>	Unconditional deal with Morris Homes in place	0/119 (0%)	N/A	N/A	There have been ongoing ecology issues related to newt trapping however there was a formal start on site made by Morris Homes in January 2019. No completions have yet been recorded on this site but are expected during Q2 2019/20.	Ongoing build out
	<b>Cottam Hall Phase 4</b>	Conditional deal with Rowland Homes in place	0/135	N/A	N/A	<p>Reserved Matters Application for 135 homes was submitted on 29<sup>th</sup> January 2019. Conditional contract with Rowland Homes was entered in to on 29<sup>th</sup> March 2019.</p> <p>Delays are currently being experienced with Natural England for the relevant licence(s) due to staff shortages. These are required before it can go Unconditional.</p>	<p>Reserved Matters Application was approved on 11<sup>th</sup> July 2019.</p> <p>Due to the Natural England delays it is Likely to go Unconditional during late 2019</p>
	<b>Cottam Hall Phase 5 and 6</b>	Legals are progressing in respect of the disposal for part of Phase 6 (known as Plot 14)	<p>Phase 6 (two parcels) – 0/176</p> <p>Phase 5 – 0/233</p>	N/A	N/A	<p>Market testing across the Cottam sites shows a variety of activity – both current and pipeline opportunities. On that basis a decision was made to bring forward Phase 6 ahead of Phase 5.</p> <p>Survey work was undertaken on Phase 6 with abnormals relating to drainage. A decision was made to be split phase 6 into two parcels and marketed.</p> <p>A preferred bidder has since been identified for the western part of Phase 6 with Legals</p>	Disposal of part of Phase 6 is expected to Complete by October 2019

Site	Project	Status	Completion s / total units	Completions (Apr-June )	Finance (Apr-Jun)	Summary	Milestones for next quarter (Jul-Sept)
						currently being progressed. Strategy on the remaining 124 units is currently being considered. This is likely to be marketed on a similar basis.	
2	<b>Cottam Brickworks</b>	Recommended negotiations with land owner and LCC	0/206 (0%)	N/A	N/A	Meetings and negotiations have continued to take place (meetings held in January and June 2019) with Homes England, LCC, PCC and BXB.  BXB are currently finalising their planning application on this site with submission anticipated during September 2019.	C&W appointed and further meetings to be held between Homes England, LCC and the landowner's representatives to consider/agree new access agreement
3	<b>Land at Eastway (resi)</b>	Story Homes on site.	82/300 (27%)	8	N/A	Story Homes building out well with 8 completions this reporting period.  All site works commenced in April with Phase 2 of the Highways works underway and works to the Link Road commencing in May 2019.	Section 1 of the works at D'Urton Lane are expected to complete in October 2019 with the Link Road Completing in February 2020
	<b>Land at Eastway (commercial)</b>	Conditional contracts exchanged with HBS Healthcare Ltd – not yet on site.	N/A (commercial)	N/A	N/A	Contracts were exchanged with HBS Healthcare Ltd in May 2018 on a conditional basis. To which the first phases of the required highway works are currently underway (as per above comments).	Disposal to HBS Healthcare is likely to go Unconditional once the Stage 3 works have completed, a start on site is expected during Autumn 2019 to facilitate this
4	<b>Whittingham</b>	Taylor Wimpey on site (phase 1 only)	Phase 1 - 133/150 (89%)	5	N/A	Good progress on Phase 1 with 5 completions in this reporting period.  An Outline Planning Application for up to 750	Monitoring of application through to determination including continued

Site	Project	Status	Completion s / total units	Completions (Apr-June )	Finance (Apr-Jun)	Summary	Milestones for next quarter (Jul-Sept)
						homes was submitted during March 2019 with determination of this application expected during (September / October 2019).	negotiations around the s.106 and viability
5	<b>Preston East EA</b>	Site not yet marketed	N/A (commercial)	N/A	N/A	There is a range of interest in the site.  Homes England's internal approval for the required investment into the site, and the proposed disposal strategy, is required, and following this, site investigations and de-risking works will commence.	Homes England's internal approval for the required investment into the de-risking works to commence
	<b>Preston East – Sector D</b>	Deal completed with Inchcape Estates – now on site	N/A	N/A	N/A	Inchcape Estates are site and construction is underway.	Ongoing build out
6	<b>Pickerings Farm</b>	Masterplan and outline application preparation	0/345 (0%)	N/A	N/A	Finalisation of Masterplan and technical studies for submission as part of the outline planning application preparation. Ongoing detailed discussions and dialogue with SRBC and the Steering Group throughout the process.	Finalisation of Masterplan with an Outline Planning Application to be submitted, for 1,350 homes in September 2019
7	<b>Altcar Lane</b>	Reserved Matters application approved	0/200 (0%)	N/A	N/A	Since entering in to an Unconditional Sale, Lovell has commenced development on-site during February 2019. They are ahead of programme with 38 starts recorded and first completions expected during Q2 2019/20.	Ongoing build out and first completions
8	<b>Croston Road North</b>	Preferred Bidder identified	0/400 (0%)	N/A	N/A	Formal ITT was issued during March 2019 and bids were returned on 19 <sup>th</sup> June.	Evaluation of Bids now complete with Homes England seeking internal approval (at the end of August) to identify

Site	Project	Status	Completion s / total units	Completions (Apr-June )	Finance (Apr-Jun)	Summary	Milestones for next quarter (Jul-Sept)
							the Preferred Bidder.  Conditional Contracts expected to be entered in to by the end of Q3 19/20.
9	<b>Croston Road South</b>	Miller on site.	Phase 1 - 77/96 (80%)  Phase 2 – 36 / 79 (46%)	0  13	N/A	Miller on site and building out – 0 completions during this reporting period.  13 completions have been recorded on Phase 2 of this site during this period.	Ongoing build out
10	<b>Brindle Road</b>	Complete	46/46 (100%)	N/A	N/A	All units completed and all finances paid.	N/A
11	<b>Walton Park Link</b>	Morris on site	0/350 (0%)	N/A	N/A	Morris commenced early site clearance works on site in September. Remediation work and construction of link road means that the first housing completions are likely to be in Q2 2019/20.	Ongoing site works

#### 4.0 Finance

- 4.1 Homes England is currently on track to pay the majority of £37.5m grant by 2023/24; this position has recently been reviewed as part of the BDP Refresh (2019-2022). So far in 2019/20, no grant or loan payments have been made to LCC. However Q2 will see Loan Payments made in relation to Eastway and Phase 4 Cottam Hall and part of Phase 6 Cottam Hall (known and Plot 14).

## **5.0 Risks**

- 5.1 There are two large sites in Homes England's ownership (Pickering's Farm and Whittingham Hospital) where unforeseen challenges have presented themselves due to a complicated mix of land ownerships and detailed technical matters. Very good progress is being made on both. An outline planning application has been submitted for Whittingham (during March 2019) and an application on Pickering's Farm is due for submission during Autumn 2019. There has previously been reported a risk on Land at Eastway (Commercial) due to delays to the highway access works but these works are soon to commence to allow this site to be brought forward in due course.

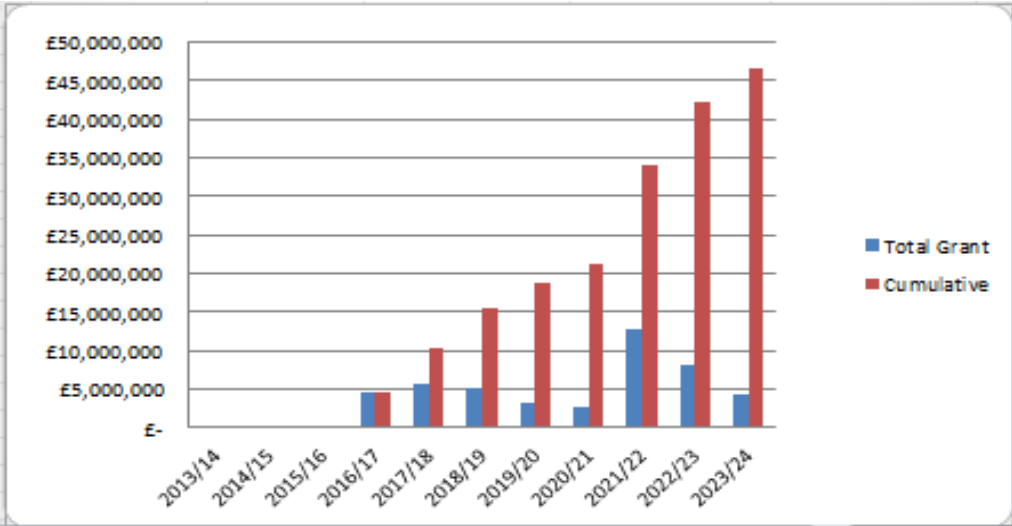
## **6.0 Summary of Delivery**

- 6.1 Overall, across the portfolio, good progress is being made on site delivery and there are a number of payments forecast for the 2019/20 Financial Year. During Q1 delivery successes included:
- Delivery is progressing well within a number of phases at Cottam Hall particularly Phase 2 delivering well during Q1;
  - In Q1 a preferred bidder was identified at Cottam Phase 6 (Plot 14) with Completion of the Freehold Disposal expected during Q2 2019/20;
  - Continued housing delivery at Eastway with progress being made in relation to delivery of infrastructure required to unlock further phases too;
  - Delivery at Altcar Lane is underway with 38 starts having been recorded ahead of schedule, completions are expected to be recorded during Q2 / Q3 2019/20; and
  - Consideration of the Whittingham Hospital application is ongoing, with viability being a key matter of discussion
  - Cottam Brickworks – Recommended discussions with landowner's representatives in regards to the site access agreement and the submission of the related planning application (for Phase 2) is imminent. Good progress is being made on Phase 1 with a start on site expected later this year.



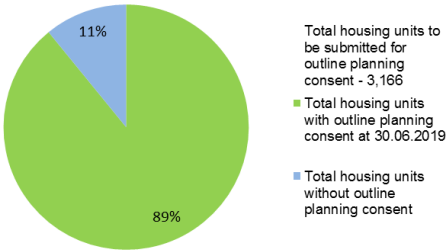


APPENDIX 1 – DASHBOARD



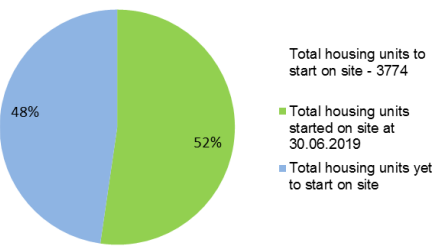
	Quarter 1 (Apr – June 19)	In Year Actual	BDP Forecast for Year
Grant	£0	£0	£2,000,000
Loan	£0	£0	£3,587,214
Housing Completions	33	33	252

Planning Consents



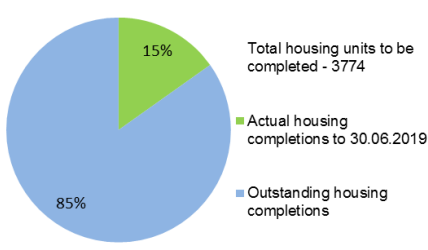
Of the Homes England residential City Deal sites, only Pickerings Farm is yet to achieve planning. Due to a recent Masterplanning exercise the Outline Planning Application will total 345 units (on Homes England land). An amended planning consent for the remaining Whittingham phases is required which has recently been submitted but this uplift is not reflected above.

Starts on Site



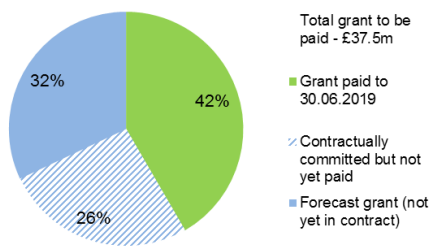
Housing starts have been claimed for 1,657 units on Homes England City Deal sites to date. During this reporting period no new starts on site were recorded. Starts are claimed in full upon commencement of the site.

Housing Completions



There have been 573 housing completions to date on Homes England City Deal sites. There were 33 housing completions during this reporting period.

Grant Payments



To date, £15,605,975 has been paid to LCC as grant, with a further £10m contractually committed to be paid upon receipt of annual payments on completed disposals. No payments were made during Q1 2019/20.





**Homes England Quarterly Monitoring Progress Update – Q2 2019/20**  
**Report Author: Debra Holroyd-Jones and Sophie Williams, Homes England**  
**Private and Confidential: NO**  
**(Appendix '1' refers)**

**1.0 Report Overview**

- 1.1 This report provides an update on the progress made on the Homes England City Deal sites from 01.07.19 to 30.09.19. It focuses on the key delivery milestones, finances invested, outputs and draws out key risks and emerging issues.

**2.0 Recommendation**

- 2.1 The Stewardship Board and Executive are recommended to:

2.1.1 Note the content of the report and the progress made.

**3.0 Homes England Site Highlights – Q2 2019/20 (01.07.19 to 30.09.19)**

- 3.1 Between the period 01.07.19 and 30.09.19, good progress has continued on a number of Homes England sites. Key highlights for this quarter including forecast milestones for the next quarter can be found in the table below:

Site	Project	Status	Completions / total units	Completions (Jul-Sept )	Finance (Jul-Sept)	Summary	Milestones for next quarter (Oct-Dec)
1	Cottam Hall Phase 1 (Site K)	Barratt completed on site	104/104 (100%)	N/A	N/A	This site has now completed build out.	N/A
	Cottam Hall Phase 2	Story Homes on site.	107/283 (38%)	12	N/A	Story Homes building out well, with 12 completions (3 Open Market, 9 Social Rent)	Ongoing build out

Site	Project	Status	Completions / total units	Completions (Jul-Sept )	Finance (Jul-Sept)	Summary	Milestones for next quarter (Oct-Dec)
						claimed within this reporting period.	
	<b>Cottam Hall Phase 3</b>	Unconditional deal with Morris Homes in place	0/119 (0%)	N/A	N/A	There have been ongoing issues with new trapping but there was a formal start on site made by Morris Homes in January 2019. No completions have yet been recorded on this site but are expected during Q3 2019/20.	Ongoing build out and first completions expected
	<b>Cottam Hall Phase 4</b>	Conditional deal with Rowland Homes in place	0/135	N/A	N/A	Reserved Matters Application for 135 homes was approved on 11 <sup>th</sup> July 2019.  Delays are currently being experienced with Natural England for the relevant GCN licence due to staff shortages. This is required before it can go Unconditional.	On the basis of the Natural England delays it is likely to partially complete during October 2019 but full unconditional stage is due during December 2019, when Rowland Homes will make their first Contractual Payment to Homes England
	<b>Cottam Hall Phase 5 and 6</b>	Legals are progressing in respect of the Disposal of part of Phase 6 (known as Plot 14) with Plot 15 (second parcel of Phase 6) due to be marketed imminently	Phase 6 (two parcels) – 0/176  Phase 5 – 0/233	N/A	N/A	A Preferred Bidder has been identified for the western part of Phase 6 with completion of this parcel on an Unconditional Freehold Basis expected during October 2019.  The remainder of Phase 6 is due to be marketed through Homes England Development Partner Panel (DPP3) during Autumn 2019	Disposal of part of Phase 6 is expected to complete during October 2019

Site	Project	Status	Completions / total units	Completions (Jul-Sept )	Finance (Jul-Sept)	Summary	Milestones for next quarter (Oct-Dec)
2	Cottam Brickworks	Recommended negotiations with land owner and LCC	0/206 (0%)	N/A	N/A	<p>Meetings and negotiations have continued to take place (meetings held in January, June, July and September 2019) with Homes England, LCC, PCC and BXB to gather the relevant information to inform viability / valuation appraisals.</p> <p>BXB are currently finalising their planning application on this site with submission now anticipated during November / December 2019.</p>	Further information to be shared by BXB along with further meetings to be held between Homes England, LCC and the landowner's representatives to agree viability and valuation position and new access agreement
3	Land at Eastway (resi)	Story Homes on site.	97/300 (32%)	15	N/A	<p>Story Homes building out well with 15 completions during this reporting period.</p> <p>All site works commenced in April with Phase 2 of the Highways works underway and works to the Link Road commencing in May 2019.</p>	Section 1 of the works at D'Urton Lane are expected to complete in October 2019 with the Link Road Completing in February 2020
	Land at Eastway (commercial)	Conditional contracts exchanged with HBS Healthcare Ltd – not yet on site.	N/A (commercial)	N/A	N/A	Contracts were exchanged with HBS Healthcare Ltd in May 2018 on a conditional basis. To which the first phases of the required highway works are currently underway (as per above comments).	Disposal to HBS Healthcare is likely to go Unconditional once the Stage 3 works have completed, a start on site is expected during Autumn 2019 to facilitate this
4	Whittingham	Taylor Wimpey on site (phase 1 only)	Phase 1 - 150/150 (100%)	17	N/A	<p>Taylor Wimpey has since Completed on Phase 1 – 17 units during this quarter.</p> <p>An Outline Planning Application for up to 750 homes was submitted during March 2019 with</p>	Monitoring of application through to determination including continued negotiations around

Site	Project	Status	Completions / total units	Completions (Jul-Sept )	Finance (Jul-Sept)	Summary	Milestones for next quarter (Oct-Dec)
						determination of this application expected during November 2019.	the s.106 and viability
5	<b>Preston East EA</b>	Site not yet marketed	N/A (commercial)	N/A	N/A	There is a range of interest in the site.  Homes England's internal approval for the required investment into the site, and the proposed disposal strategy, is required, and following this, site investigations and de-risking works will commence.	Homes England's internal approval for the required investment into the de-risking works to commence
	<b>Preston East – Sector D</b>	Deal completed with Inchcape Estates – now on site	N/A	N/A	N/A	Inchscape Estates are site and construction is underway.	Ongoing build out
6	<b>Pickerings Farm</b>	Masterplan and outline application preparation	0/345 (0%)	N/A	N/A	Finalisation of Masterplan and technical studies for submission as part of the outline planning application process. Ongoing detailed discussions and dialogue with SRBC	Outline Planning Application to be submitted during October 2019.
7	<b>Altcar Lane</b>	Reserved Matters application approved	0/200 (0%)	N/A	N/A	Lovell are ahead of programme with 38 starts recorded and first completions expected during Q3 2019/20.	Ongoing build out and first completions
8	<b>Croston Road North</b>	Preferred Bidder identified	0/400 (0%)	N/A	N/A	Formal ITT was issued during March 2019 and bids were returned on 19 <sup>th</sup> June. Home England approvals were obtained to proceed with a Preferred Bidder at the end of August 2019.	Conditional Contracts expected to be entered in to by the end of Q3 19/20.
9	<b>Croston Road South</b>	Miller on site.	Phase 1 - 77/96 (80%)	0	N/A	Miller on site and building out – 0 completions during this reporting period on Phase 1.	Ongoing build out
			Phase 2 – 49 / 79 (62%)	13		13 completions have been recorded on Phase 2 of this site during this period.	

Site	Project	Status	Completions / total units	Completions (Jul-Sept )	Finance (Jul-Sept)	Summary	Milestones for next quarter (Oct-Dec)
10	Brindle Road	Complete	46/46 (100%)	N/A	N/A	All units completed and all finances paid.	N/A
11	Walton Park Link	Morris on site	0/350 (0%)	N/A	N/A	Morris commenced early site clearance works on site in September. Remediation work and construction of link road means that the first housing completions are likely to be in Q3 2019/20.	Ongoing site works and completions expected

#### 4.0 Finance

- 4.1 Homes England is currently on track to pay the majority of £37.5m grant by 2023/24; this position has been reviewed as part of the BDP Refresh (2019-2022). So far in Q2 2019/20, no grant or loan payments have been made to LCC due technical matters (ecology and open space matters) that have caused slight delays in relation to unconditional stages of 2 deals (Cottam phase 6 (part) and Cottam phase 4). However these matters are to be finalised within Q3 which will see loan payments made in relation to Phase 4 Cottam Hall, part of Phase 6 Cottam Hall (known as Plot 14) and Eastway which is already in contract.

#### 5.0 Risks

- 5.1 There are two large sites in Homes England's ownership (Pickering's Farm and Whittingham Hospital) where unforeseen challenges have presented themselves due to a complicated mix of land ownerships and detailed technical matters however progress is being made on both. An outline planning application has been submitted for Whittingham (March 2019) and an application on Pickering's Farm is to be submitted during October 2019.

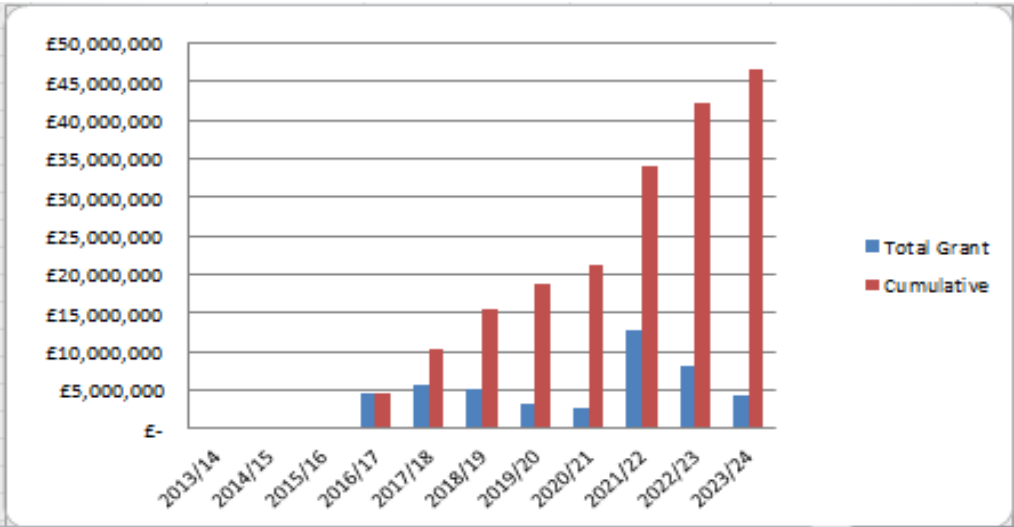
## 6.0 Summary of Delivery

6.1 Overall, across the portfolio, good progress is being made on site delivery and there are a number of payments forecast for the next quarters of 2019/20. During Q2 delivery successes included:

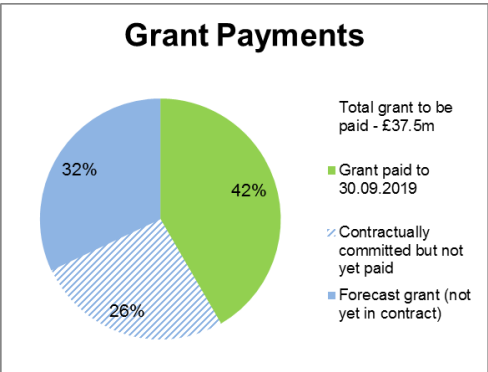
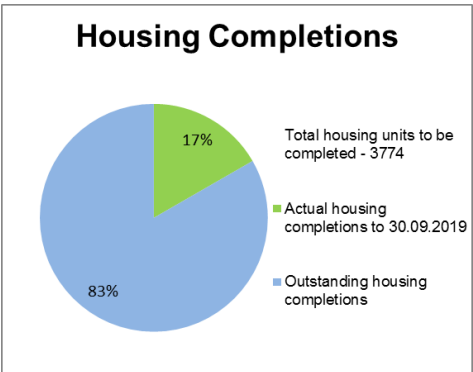
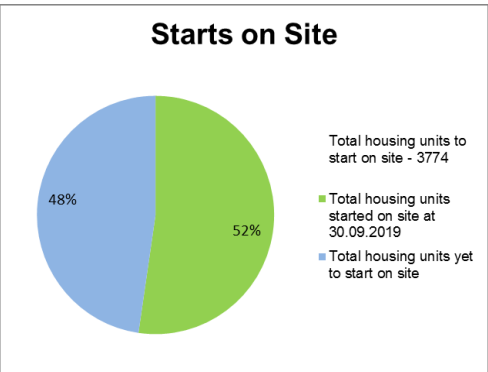
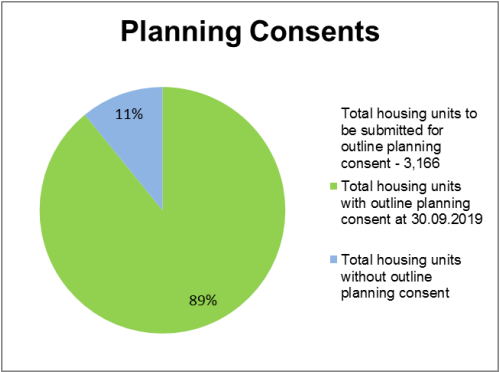
- Delivery progressing well for Phase 2 Cottam Hall, with Story Home completing 12 new homes in this reporting period;
- Completion of an Unconditional Freehold Disposal at Cottam Hall Phase 6 (Plot 14) is expected during Q3 2019/20 however the contract for this deal have been progressed and agreed predominantly during Q2 2019/20;
- Completion of Phase 1 (150 units) at Whittingham Hospital by Taylor Wimpey, which is a great success for this complex site. With the key objective now being to achieve planning permission for the remaining site in Autumn 2019 to continue the sites delivery;
- Continued housing delivery at Eastway with progress being made in relation to the delivery of infrastructure required to unlock further phases;
- Delivery at Altcar Lane is underway with a number of starts having been recorded ahead of schedule, completions are expected to be recorded during Q3 2019/20;
- 13 Completions recorded at Croston Road South (Phase 2) with over 50% of the site now complete; and
- The Pickerings Farm planning application preparation has now completed. The application is to be submitted in October 2019.



APPENDIX 1 – DASHBOARD



	Quarter 1 (Apr – June 19)	Quarter 2 (Jul- Sept 19)	In Year Actual	BDP Forecast for Year
Grant	£0	£0	£0	£2,000,000
Loan	£0	£0	£0	£3,587,214
Housing Completions	33	57	90	252



Of the Homes England residential City Deal sites, only Pickerings Farm is yet to achieve planning. Due to a recent Masterplanning exercise the Outline Planning Application will total 345 units (on Homes England land). An amended planning consent for the remaining Whittingham phases is required which has recently been submitted but this uplift is not reflected above.

Housing starts have been claimed for 1,657 units on Homes England City Deal sites to date. During this reporting period no new starts on site were recorded. Starts are claimed in full upon commencement of the site.

There have been 630 housing completions to date on Homes England City Deal sites. There were 57 housing completions during this reporting period.

To date, £15,605,975 has been paid to LCC as grant, with a further £10m contractually committed to be paid upon receipt of annual payments on completed disposals. No payments were made during Q2 2019/20.



# Agenda Item 13

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# Agenda Item 14

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# Agenda Item 15

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# Agenda Item 17

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