



Preston, South Ribble and Lancashire City Deal - Combined

Tuesday, 6th October, 2020 to be held as a Virtual Zoom Meeting, at 2.30 pm

Agenda

Part I (Items Publicly Available)

- 1. Welcome and Apologies for Absence**
- 2. Minutes of the City Deal Executive meeting held on 14 July 2020 (Pages 1 - 6)**
- 3. Minutes of the City Deal Stewardship Board meeting held on 14 July 2020 (Pages 7 - 12)**
- 4. Matters Arising**
- 5. Declarations of Interest**

Stewardship Board Item (Chaired by Karl Tupling)

- 6. Homes England Quarterly Monitoring Progress Update Reports Q1 and Q2 2020/21 (Pages 13 - 32)**

Joint Stewardship Board and Executive Items (Chaired by Mark Rawstron)

- 7. City Deal Social Value Update (Pages 33 - 46)**
- 8. Affordable Housing (To Follow)**
- 9. Infrastructure Delivery Performance Monitoring Report - Quarter 1 April - June 20 (Pages 47 - 56)**
- 10. Any Other Business**
- 11. Date of Next Meeting**

Tuesday 1 December at 2.30pm via Zoom virtual meeting.

12. 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)

Executive Committee Items (Chaired by Mark Rawstron)

- 13. City Deal Review** (Pages 57 - 60)
- 14. A582 South Ribble Western Distributor** (Pages 61 - 66)
- 15. Preston Western Distributor Update** (Pages 67 - 78)

Joint Stewardship Board and Executive Item (Chaired by Mark Rawstron)

- 16. City Deal Finance Monitoring Report - Quarter 1 (April to June 2020)**
(Pages 79 - 90)



CITY DEAL
Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Executive

Minutes of the Meeting held on Tuesday, 14th July, 2020 at 2.30 pm at the Virtual Zoom meeting

Present

Stephen Fogg (Chairman)

Councillor Matthew Brown

Councillor Paul Foster

County Councillor Geoff Driver CBE

Mark Rawstron

In Attendance

Karl Tupling, Director of Emerging and Developing Markets, Homes England

Nicola Elsworth, Head of Public Sector Land, Homes England

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

Adrian Phillips, Chief Executive, Preston City Council

Gary Hall, Interim Chief Executive, South Ribble Borough Council

Sarah Kemp, Chief Executive, Lancashire Enterprise Partnership

Stephen Young, Executive Director of Growth Environment Transport and Community Services, Lancashire County Council

Laura Sales, Director of Corporate Services, Lancashire County Council

Phil Green, Director of Growth, Environment and Planning, Lancashire County Council

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

Marcus Hudson, Planning Manager, Lancashire County Council

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

Sarah Parry, City Deal Programme Manager, Lancashire County Council

Sue Roberts, Commercial and Business Support Manager, Lancashire County Council

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

Deborah Holroyd-Jones, Senior Development Manager, Homes England

Andy Milroy, Senior Democratic Services Officer, Lancashire County Council

Misbah Mahmood, Senior Democratic Services Officer, Lancashire County Council

Craig Alker, Democratic Services Officer, Lancashire County Council

Councillor Peter Moss, Preston City Council (nominated City Deal Observer)

County Councillor Michael Green, Cabinet Member, Lancashire County Council (nominated City Deal Observer)

1. Welcome and Apologies for Absence

The Chairman, Stephen Fogg, welcomed all to the meeting. There were no apologies received.

2. Minutes of the City Deal Executive meeting held on 3 March 2020

Resolved: The minutes of the City Deal Executive meeting held on 3rd March 2020 were approved as an accurate record and signed by the Chairman.

3. Minutes of the City Deal Stewardship Board meeting held on 3 March 2020

Resolved: The minutes of the City Deal Stewardship Board meeting held on 3rd March 2020 were approved as an accurate record and signed by the Chairman.

4. Matters Arising

None

5. Declarations of Interest

None

6. Homes England City Deal Quarterly Report Q4 2019/20

Karl Tupling and Nicola Elsworth from Homes England presented a report (circulated) which provided City Deal Members with the Quarterly Monitoring for Quarter 4 – January 2020 to March 2020.

Updates were provided on the progress made across the Homes England Portfolio. In terms of specific updates:

- Preston City Council granted planning permission in February 2020 for 715 new homes at the site of the former Whittingham Hospital.
- In relation to Croston Road North, a lease agreement had been entered into with Keepmoat in March 2020 and they have submitted a planning application for the site.

It was reported that there had been 67 completions carried out during Quarter 4 of 2019/20.

Following a discussion, concerns were expressed relating to the sustainability of activity during the Covid-19 pandemic and the impact this would have on the City Deal. It was noted that these concerns were also being reported nationally and it was not just localised to Lancashire.

Resolved: That, the City Deal Executive and Stewardship Board noted the contents of the report and the progress made by Homes England during Quarter 4 of 2019/20.

7. Preston Western Distributor Progress Update

Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council provided a verbal update on the progress of the Preston Western Distributor.

The update provided details of the challenges the project has faced since the outbreak of Covid-19 and the progress made since the last update was provided to the board.

Following the update, the Executive and Stewardship Board requested that a detailed written report should be provided to the next meeting of the board, to assist the board in better understanding the costs involved.

Resolved: That;

- i. the City Deal Executive and Stewardship Board noted the update; and
- ii. a written report would be provided to the next meeting of the board detailing the costs involved in the project.

8. Affordable Housing in the City Deal Area

Cllr Matthew Brown, the Leader of Preston City Council and Cllr Paul Foster, the Leader of South Ribble District Council provided a verbal report on affordable housing in the City Deal area.

During the update, both Cllr Brown and Cllr Foster expressed their concerns at the lack of affordable housing in the area and the need to provide more affordable council housing which could benefit families on low income, such as those key workers who have continued to provide assistance to those in need during the Covid-19 pandemic.

Responding, Homes England stated that they are currently in talks with a number of other Local Authorities who want to explore having a direct relationship with Homes England to deliver affordable housing directly via a long term strategic partnership.

It was agreed that Homes England would therefore contact and arrange a meeting with Lancashire County Council, Preston City Council and South Ribble Borough Council to discuss this in more detail. An update of the outcome following this meeting would be provided at the next meeting of the board.

It was also requested that a robust baseline of the current position of affordable housing within the City Deal and what had already been achieved on each site be provided at a future meeting of the board.

Resolved: That;

- i. The City Deal Executive and Stewardship Board noted the update; and
- ii. A report detailing the current position on affordable housing in the City Deal area would be provided to a future meeting of the board.

9. Any Other Business

None

10. Date of Next Meeting

It was noted that the next Combined City Deal Executive and Stewardship Board meeting is scheduled for Tuesday 6 October 2020 at 2:30pm.

11. 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.

12. City Deal Review

Sarah Parry, Programme Manager – City Deal, Jo Ainsworth, Principal Accountant and Marcus Hudson, Planning Manager all from Lancashire County Council presented a private and confidential report (circulated) which provided a position statement on the City Deal Review.

It was also reported that no response had yet been received from the Government following a letter that was sent in February in relation to changes to New Homes Bonus.

Following a period of debate, it was agreed that the that the Leaders of Lancashire County Council, Preston City Council and South Ribble Borough Council would arrange a meeting to discuss City Deal finances in further detail and to resolve any identified issues.

Resolved: The City Deal Executive:

- i. Approved the release of £1.07m from the A582 Scheme allocation in the Infrastructure Delivery Fund in order to progress the Business Case for £50m of MRN funding for the A582 Dualling Scheme (topped up by £440,000 (to £1.51m) from DfT which it reserves the right to re-claim if the scheme does not get delivered).
- ii. Confirmed its funding commitment of £1.6m from the Cottam Parkway allocation in the Infrastructure Delivery Fund, in order to provide the local contribution required to deliver the £24.4m New Cottam Parkway Railway Station as part of the Transforming Cities Programme and note that the drawdown of this funding will be made in 2023.

- iii. Approved the release of £47,500 in order to deliver urgent bus provision/public realm works for health and safety reasons in Bamber Bridge, as outlined in the report.
- iv. Noted the future City Deal funding commitments, in particular, the Harris Quarter Cinema Scheme and full cost of the A582 Widening Scheme, required to be determined in Oct 2020 in line with current programme.
- v. Noted that the potential risks to the City Deal arising from the Covid 19 pandemic cannot be fully quantified at this stage, but further assessment of the implications will be undertaken as they become more fully understood.
- vi. That a meeting would take place within the next three weeks, between the Leaders of Lancashire County Council, Preston City Council and South Ribble Borough Council, Steve Fogg and Mark Rawstron, in order to discuss future funding arrangements and terms.

13. Homes England - Business and Disposal Plan Update

Nicola Elsworth from Home England presented a private and confidential report (circulated) which provided the City Deal Executive and Stewardship Board with an update on the overall performance of the 11 Homes England sites contained within the City Deal.

Resolved: That, 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 updated Business and Disposal Plan (BDP) setting out the site milestones and financial forecasts to March 2023.

14. Infrastructure Delivery Performance Monitoring Report - Quarter 4 (January - March 2020)

Sarah Parry, Programme Manager – City Deal, Lancashire County Council, presented a private and confidential report (circulated) which provided the City Deal Executive and Stewardship Board with an Infrastructure Delivery Performance Monitoring Report for Quarter 4 – January 2020 to March 2020.

Resolved: That, the City Deal Executive and Stewardship Board noted the contents of the report.

15. City Deal Finance Monitoring Report - Quarter 4 (January - March 2020)

Jo Ainsworth, Principal Accountant, Lancashire County Council, presented a private and confidential report (circulated) which provided the City Deal Finance Monitoring for Quarter 4 – January 2020 to March 2020.

It was noted that the figures in relation to the Homes England grant in the report did not match that of the Business and Disposal Plan, for the reasons Homes England had previously discussed. The report showed that the grant would be paid out by year 9 (2022/23). However, the grant would now have to be stretched out beyond that year. The updated figures would be included in the next update to the board.

It was also noted that the housing count which was normally provided twice a year, could not be done by the districts this time following the outbreak of Covid-19. This would be addressed as part of the mid-year counts over the Autumn.

Resolved: That, the City Deal Executive and Stewardship Board

- i. Noted and accepted the Financial Report for Quarter 4 – January 2020 to March 2020 Finance Update; and
- ii. Noted the work ongoing and required to be resolved.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Stewardship Board

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Nicola Elsworth
Angie Ridgwell

Adrian Phillips
Gary Hall

In Attendance

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Councillor Matthew Brown, Leader, Preston City Council
County Councillor Geoff Driver CBE, Leader, Lancashire County Council
Councillor Paul Foster, Leader, South Ribble Borough Council
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Resolved: That, the City Deal Executive and Stewardship Board

- i. Noted and accepted the Financial Report for Quarter 4 – January 2020 to March 2020 Finance Update; and
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Homes
England



CITY DEAL
Preston, South Ribble & Lancashire

Making homes happen

CITY DEAL EXECUTIVE & STEWARDSHIP BOARD 6th October 2020

Homes England Quarterly Monitoring Progress Update Report

Quarter 1 2020 / 21

OFFICIAL

Agenda Item 6

1. Report Overview

- 1.1. This report provides an update on the progress that has been made in relation to the Homes England sites that form part of the Preston, South Ribble and Lancashire City Deal. The update relates to the progress that has been made during the first quarter of the 2020 / 21 financial year, between 1st April and 30th June 2020.
- 1.2. The report focuses on key delivery milestones, finances invested, and outputs generated, and provides a breakdown of the key risks and any emerging issues across the portfolio of sites.

2. Recommendation

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

Note the content of this report and the progress made by Homes England during the first quarter of 2020 / 21.

3. Homes England Site Highlights

- 3.1. As indicated in the previous quarterly update at the end of the 2019 / 20 financial year, the global pandemic 'Covid-19' has impacted the delivery of development across all of the Homes England City Deal sites, with all developer's ceasing operations for a period of time during 'lockdown' in the first quarter of the 2020 / 21 financial year.
- 3.2. We anticipate that the impacts of the pandemic on the housing market, and the on-going delivery of City Deal sites will continue to be realised throughout 2020 / 21. Homes England will include an update on these matters in future monitoring reports.
- 3.3. Key highlights from the first quarter of 2020 / 21 are set out in the table below:

Phase / Plot	Status	Completions/ Total Units	Completions (April – June)	Finance (April – June)	Summary
1. Cottam Hall					
Phase 1	Phase completed by Barratt Homes	104 / 104 (100%)	n/a	n/a	n/a - Build out complete

Phase 2	Story Homes on-site	123 / 283 (43%)	0	n/a	No completions this quarter due to developer being out of action during lockdown
Phase 3	Morris Homes on-site	3 / 119 (3%)	3	n/a	Start on site made Q4 2019/20, but delivery affected by lockdown. First 3 completions achieved June 2020.
Phase 4	Conditional deal agreed with Rowland Homes. Reserved matters approved July 2019	0 / 141 (0%)	n/a	n/a	Reserved Matters Application for 141 homes was approved on 11 th July 2019. Modification to GCN licence has been approved. Homes England has concluded S106 agreement discussions with third parties. It is anticipated that the unconditional stage of the deal will complete and housebuilding to commence Q3 2020 / 21
Phase 5	Site not yet released for disposal	0 / 233 (0%)	n/a	n/a	Tender to appoint preferred developer partner likely to be advertised post-lockdown, Summer 2020.
Phase 6 (Plots 14 and 15)	Both plots (14 and 15) disposed of on an unconditional and conditional basis to Countryside and Barratt Homes respectively.	0 / 189 (0%)	n/a	n/a	Plot 14: Countryside on-site, but out of action during lockdown. First completions estimated Q3 2020. Plot 15: Disposed of on a conditional basis to Barratt Homes in March Q4 2019/20. No reserved matters application has been submitted yet. A Reserved Matters planning pack is expected to be received beginning of Q3 2020.
Local Centre	Disposal of site for Local Centre anticipated Q3 2020	n/a	n/a	n/a	Homes England continues to negotiate deal with Thistlewood Properties. Anticipated completion Q3 2020.
2. Cottam Brickworks					
Access agreement	Ongoing discussion regarding access into adjacent land via Homes England site	0 / 260 (0%)	n/a	n/a	Discussion ongoing to find a resolution to the site's access rights. Homes England monitoring the ongoing dialogue between landowner and LCC.
3. Land at Eastway					

Residential Plot	Story Homes on-site completing build out	110 / 329 (33%)	0	n/a	Story Homes continues to build out site, however developer out of action during lockdown leading to no completions this quarter.
Commercial Plot	Site under conditional contract with HSB Healthcare	n/a	n/a	n/a	Homes England acquired community registered asset (CRA) land within the vicinity of the site in Q4 2019 / 20. Delivery of a new access into the site is anticipated Q2 2020 but start on site may be delayed due to Covid-19.
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 selected end of March 2020.	0 / 232 (0%)	n/a	n/a	Preferred bidder Barratt David Wilson selected at the end of March 2020 and conditional contract agreed. Reserved matters likely to be submitted Q3 2020.
Phases 3 and 4	Not yet released. Disposal phases and options to be reviewed in 2020 / 21.	0 / 512 (0%)	n/a	n/a	Current strategy is to dispose of part of the next phase (circa 40 units) sometime this financial year, however this is currently being considered, particularly the approach to drainage across both phases.
5. Preston East					
Expansion Area	In Q4 2019 / 20 Homes England submitted a representation to the Central Lancashire Local Plan review supporting further allocation of the site.	n/a	n/a	n/a	Homes England submitted a Development Statement to promote the site for continued allocation within the Central Lancashire Local Plan. The site is currently being marketed, with several offers already received this quarter. Marketing to close Q2 2020.
Sector D	Build-out of site complete.	n/a	n/a	n/a	Build-out of site complete.
6. Pickerings Farm					
n/a	Masterplan and outline application submitted	0 / 275 (0%)	n/a	n/a	Masterplan and outline application (ref. 07/2020/00015/ORM) currently being considered and

					detailed dialogue with SRBC and LCC is taking place. Masterplan to be presented at the planning committee Q2 2020.
7. Altcar Lane					
n/a	Continued build-out of site by Lovell	25 / 200 (13%)	0	n/a	No completions this quarter due to developer being out of action during lockdown.
8. Croston Road North					
n/a	Keepmoat selected as preferred developer in October 2019	0 / 400 (0%)	n/a	n/a	Hybrid application including reserved matters for the 400 units anticipated to be submitted by Keepmoat in Q2 2020.
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 phase 2	68 / 79 (86%)	0	n/a	No completions this quarter due to developer being out of action during lockdown
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 on site	17 / 275 (6%)	0	n/a	Morris commenced early site clearance works on site in September 2019. Remediation work and construction of link road, with first housing completions delivered.

4. Finance

- 4.1. Homes England is currently still on track to pay the majority of £37.5 million grant by 2023 / 24 however this position has been reviewed as part of the Homes England Business Disposal Plans (BDP) Refresh (2020/21-2023/24). Some grant will now be paid up to 2030 in relation to the contract with Keepmoat at Croston Road North.

4.2. No grant or loan payments have been made during Q1 of the 2020 / 21 financial year.

4.3. The following payments are anticipated to be made over the coming financial year:

4.3.1. A loan amount of £123,497.00 is expected to be paid out in Q3 of 2020 (estimated September) in relation to the sale of the Local Centre site at Cottam Hall

4.3.2. A loan amount of £1,217,707.00 is currently anticipated to be paid out in Q3 of 2020 (estimated November) subject to reserved matters consent being achieved and agreement with Keepmoat going unconditional on Croston Road North

4.3.3. A loan amount of £2,578,006.00 is also expected to be paid out within the latter period of 2020/21 in relation to Phase 4 (Plots 1-3) of Cottam Hall and

4.3.4. Grant payments totalling c£3.5m are forecast to be paid in relation to development at the Eastway site later in 2020/21.

5. Affordable Housing Provision

5.1. The following table provides a break-down of the on-site affordable homes provision made across Homes England's City Deal sites:

City Deal Site		Total Units with Planning Consent		Total Units anticipated to be delivered across Homes England Land Only	Of which: Open Market Sales	Of which: Affordable / Social Rent	Of which: Percentage Affordable	Completions to date across Homes England Land Only	Affordable / Social Rent / Shared Ownership Completions
		Granted	Awaited						
1	Cottam Hall	Up to 1,100	-	1,069	713	340	30%	230	52
2	Cottam Brickworks*	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%	110	15
4	Whittingham Hospital	900	-	894	781	113	13%	150	17

5	Preston East EA	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%	25	13
8	Croston Road North	400	-	400	340	60	15%	0	0
9	Croston Road South***	254	-	175	149	26	15%	164	26
10	Brindle Road	46	-	46	46	0	0%	46	0
11	Walton Park Link*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total		3,229	275	3,388	2,449	664	n/a	725	123

* 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. Following submission of the outline planning application, it is anticipated that 1,020 homes will be delivered overall: 745 by Taylor Wimpey and 275 by Homes England.

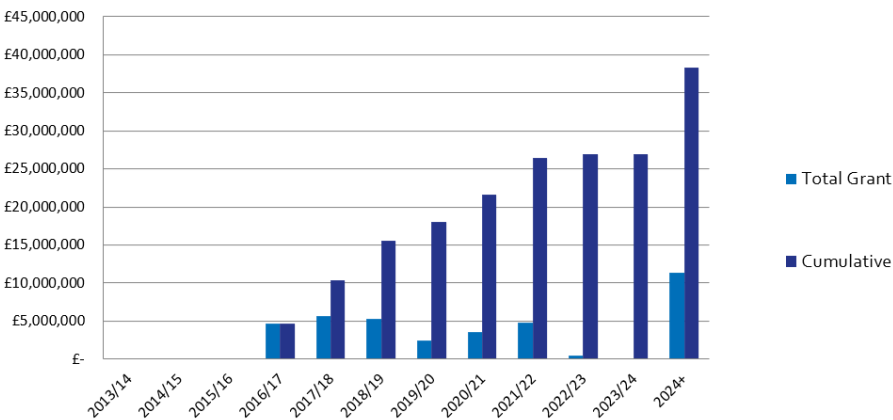
*** The 254 units shown comprises Phase 1 (175 units) completed by Miller Homes, and Phase 2 (79 units) currently under construction.

6. Summary of Delivery

- 6.1. The impact of Covid-19 has been felt this quarter, with the build-out of many sites stalled due to developer's ceasing operations during 'lockdown' with only 3 housing completions recorded.
- 6.2. That said, Morris Homes have successfully managed to achieve the completion of the first units to be built across Phase 3 at Cottam Hall by Morris Homes, whilst initial bids have been received in response to the marketing of the Preston East Expansion Area showing a strong interest in the site.
- 6.3. It should also be noted that several contract variations have been sought in response to the pandemic this quarter, for example at Altcar Lane. Homes England is currently considering the legal implication of these changes.

APPENDIX I - DASHBOARD

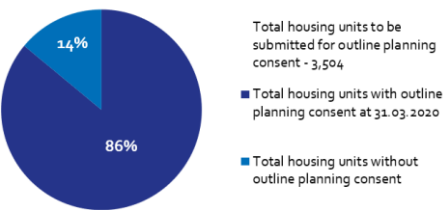
Summary of BDP Payments



BDP Forecast 2020 / 21

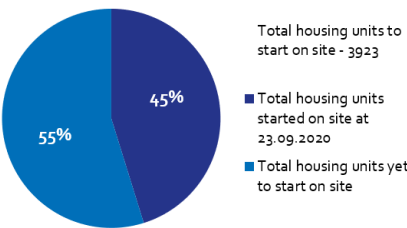
	Q1	Q2	Q3	Q4	In Year Actual
Grant	£0	£0	£0	£0	£0
Loan	£0	£0	£0	£0	£0
Housing Completions	3	0	0	0	3

Planning Consents



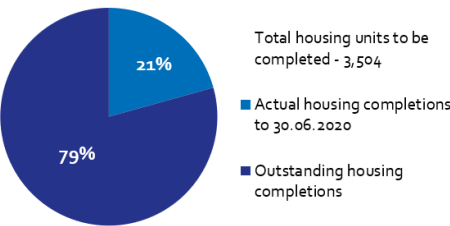
Of the Homes England residential City Deal sites, only Pickering's Farm is yet to achieve planning consent. An outline application was submitted last financial year, with determination scheduled Q2 2020.

Starts on Site



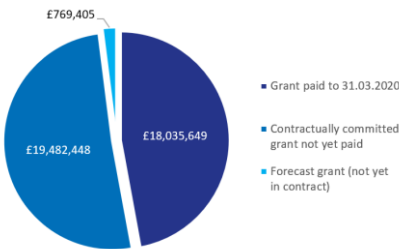
Housing starts have been claimed for 1,773 units on Homes England City Deal sites to date, out of a total 3,923 units (including Walton Park Link and Cottam Brickworks).

Housing Completions



There have been 725 housing completions to-date across Homes England City Deal sites. There were 3 housing completions during this reporting period.

Grant Payments



To date, £18,035,649 has been paid to LCC as grant, with a further £19.4m contractually committed across Homes England City Deal sites.



Homes
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CITY DEAL
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Making homes happen

CITY DEAL EXECUTIVE & STEWARDSHIP BOARD 6th October 2020

Homes England Quarterly Monitoring Progress Update Report

Quarter 2 2020 / 21

OFFICIAL

1. Report Overview

- 1.1. This report provides an update on the progress that has been made in relation to the Homes England sites that form part of the Preston, South Ribble and Lancashire City Deal. The update relates to the progress that has been made during the second quarter of the 2020 / 21 financial year, between 1st July and 30th September 2020.
- 1.2. The report focuses on key delivery milestones, finances invested, and outputs generated, and provides a breakdown of the key risks and any emerging issues across the portfolio of sites.

2. Recommendation

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

Note the content of this report and the progress made by Homes England during the second quarter of 2020 / 21.

3. Homes England Site Highlights

- 3.1. As reported in the previous quarterly update; the global pandemic 'Covid-19' impacted the delivery of development across all of the Homes England City Deal sites, with all developers ceasing operations for a period of time during 'lockdown' through the first quarter of the 2020 / 21 financial year.
- 3.2. Whilst the effects of Covid-19 continue to be realised, the delivery of development across Homes England's City Deal sites has resumed for the second quarter of 2020 / 21 with housing completions rising once again and property sales taking place.
- 3.3. Key highlights from the second quarter of 2020 / 21 are set out in the table below:

Phase / Plot	Status	Completions/ Total Units	Completions (July – Sept)	Finance (July – Sept)	Summary
1. Cottam Hall					
Phase 1	Phase completed by Barratt Homes	104 / 104 (100%)	n/a	n/a	n/a - Build out complete
Phase 2	Story Homes on-site	123 / 283 (43%)	0	n/a	Developer has resumed build-out of site, further completions anticipated to resume Q3 2020.
Phase 3	Morris Homes on-site	12 / 119 (10%)	9	n/a	Further 9 completions achieved post-lockdown this quarter. Site build-out continues.

Phase 4	Conditional deal agreed with Rowland Homes. Reserved matters approved July 2019	0 / 141 (0%)	n/a	n/a	Reserved Matters Application for 141 homes was approved on 11 th July 2019. Modification to GCN licence has been approved. Homes England has concluded S106 agreement discussions with third parties. It is anticipated that the unconditional stage of the deal will complete and housebuilding to commence Q3 2020 / 21
Phase 5	Site out to tender for disposal	0 / 233 (0%)	n/a	n/a	Tender to appoint preferred developer partner published mid-august, with anticipated close Q3 2020.
Phase 6 (Plots 14 and 15)	Both plots (14 and 15) of Phase 6 have now been disposed of on an unconditional and conditional basis to Countryside and Barratt Homes respectively.	0 / 189 (0%)	n/a	n/a	Plot 14: Countryside has resumed development post-lockdown. First completions estimated Q3 2020. Plot 15: Disposed of on a conditional basis to Barratt Homes in March Q4 2019/20. No reserved matters application has been submitted yet. A planning pack is expected to be received beginning of Q3 2020.
Local Centre	Disposal of site for Local Centre anticipated Q3 2020	n/a	n/a	n/a	Homes England continues to negotiate deal with Thistlewood Properties. Anticipated completion Q3 2020.
2. Cottam Brickworks					
Access agreement	Ongoing discussion regarding access into adjacent land via Homes England site	0 / 260 (0%)	n/a	n/a	Discussion ongoing to find a resolution to the site's access rights. Homes England monitoring the ongoing dialogue between landowner and LCC.
3. Land at Eastway					
Residential Plot	Story Homes on-site completing build out	110 / 329 (33%)	0	n/a	Story Homes has resumed build out following lockdown, but no completions have occurred this quarter.
Commercial Plot	Site under conditional contract with HSB Healthcare	n/a	n/a	n/a	Delivery of a new access into the site has been slightly delayed, with start on site now anticipated Q3 2020. Likely timescale for completion is 9 months.
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 selected Q4 2019/20.	0 / 232 (0%)	n/a	n/a	Preferred bidder Barratt David Wilson selected at the end of March 2020 and conditional contract agreed. Reserved matters likely to be submitted Q3 2020.
Phases 3 and 4	Not yet released. Disposal phases and options to be reviewed in 2020 / 21.	0 / 512 (0%)	n/a	n/a	Current strategy is to dispose of part of the next phase (circa 40 units) sometime this financial year, however this is currently being considered, particularly the approach to drainage across both phases.
5. Preston East					
Expansion Area	Marketing of site concluded this quarter.	n/a	n/a	n/a	Marketing of site now closed this quarter, with 13 offers received all for employment-led warehousing / distribution centres. Homes England currently assessing bids, with view to agree conditional contract (subject to planning) with preferred developer by Q4 2020/21.
Sector D	Build-out of site complete.	n/a	n/a	n/a	Build-out of site complete.
6. Pickerings Farm					
n/a	Masterplan and outline application submitted	0 / 275 (0%)	n/a	n/a	Updated version of Masterplan submitted August 2020. Masterplan refused at SRBC planning committee held 17 th September 2020. Homes England will continue to work with SRBC officers on the masterplan and outline planning application.
7. Altcar Lane					
n/a	Continued build-out of site by Lovell	38 / 200 (19%)	13	n/a	13 completions have been recorded during Q2 2020 as Lovell has resumed build out of the site after lockdown
8. Croston Road North					
n/a	Keepmoat selected as preferred developer in October 2019	0 / 400 (0%)	n/a	n/a	Hybrid application including reserved matters for the 400 units was submitted by Keepmoat in July 2020. It is anticipated that this will go to committee mid-October.
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	70 / 79 (86%)	2	n/a	2 completions have been recorded on Phase 2 of this site during this period.
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 on site	17 / 275 (6%)	0	n/a	Morris commenced early site clearance works on site in September 2019. Remediation work and construction of link road, with first housing completions delivered.

4. Finance

- 4.1. Homes England is currently still on track to pay the majority of £37.5 million grant by 2023 / 24 however this position has been reviewed as part of the Homes England Business Disposal Plans (BDP) Refresh (2020/21-2023/24) and some grant will now be paid up to 2030 in relation to the contract with Keepmoat at Croston Road North, this will be detailed in the BDP and presented to the Board.
- 4.2. No grant or loan payments have been made during Q2 of the 2020 / 21 financial year.
- 4.3. The following payments are anticipated to be made over the coming financial year:
- 4.3.1. A loan amount of £123,497.00 is expected to be paid out in Q3 of 2020 (estimated September) in relation to the sale of the Local Centre site at Cottam Hall
 - 4.3.2. A loan amount of £1,217,707.00 is currently anticipated to be paid out in Q3 of 2020 (estimated November) subject to reserved matters consent being achieved and agreement with Keepmoat going unconditional on Croston Road North
 - 4.3.3. A loan amount of £2,578,006.00 is also expected to be paid out within the latter period of 2020/21 in relation to Phase 4 (Plots 1-3) of Cottam Hall and
 - 4.3.4. Grant payments totalling c£3.5m are forecast to be paid in relation to development at the Eastway site later in 2020/21.

5. Affordable Housing Provision

5.1. The following table provides a break-down of the on-site affordable homes provision made across Homes England's City Deal sites:

City Deal Site		Total Units Across Site with Planning Consent		Total 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	Completions to date across Homes England Land Only	Of which: Affordable / Social Rent / Shared Ownership
		Granted	Awaited							
1	Cottam Hall	Up to 1,100	-	1,069	713	340	30%	239	52	
2	Cottam Brickworks*	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%	110	15	
4	Whittingham Hospital	900	-	894	781	113	13%	150	17	
5	Preston East EA	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%	38	13	
8	Croston Road North	400	-	400	340	60	15%	0	0	
9	Croston Road South***	254	-	175	149	26	15%	166	26	
10	Brindle Road	46	-	46	46	0	0%	46	0	

11	Walton Park Link*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total		3,229	275	3,388	2,449	664	n/a	749	123

* 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. Following submission of the outline planning application, it is anticipated that 1,020 homes will be delivered overall: 745 by Taylor Wimpey and 275 by Homes England.

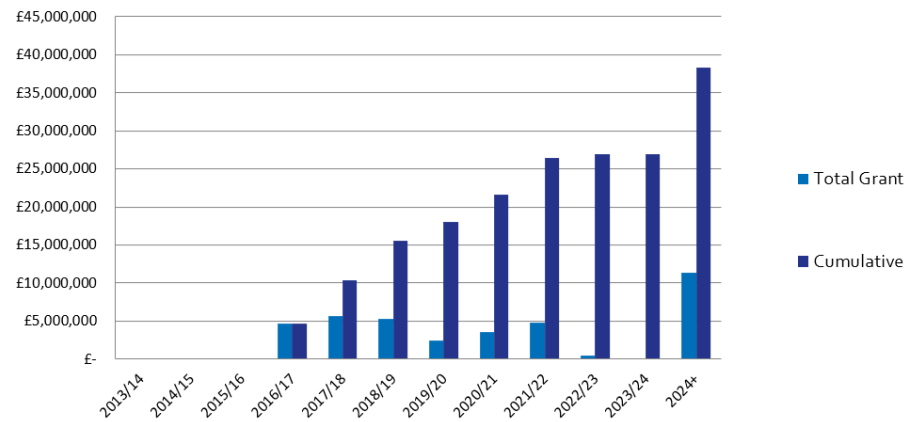
*** The 254 units shown comprises Phase 1 (175 units) completed by Miller Homes, and Phase 2 (79 units) currently under construction.

6. Summary of Delivery

- 6.1. Following a period of lockdown last quarter, housebuilders and developers have returned to sites, albeit not at full capacity and with ongoing issues associated with Covid-19, including supply chain problems and legal issues (e.g. re-appraisal of Plot 15 at Cottam) ongoing.
- 6.2. Aside from this progress in Q2 of 2020/21 has been good given the circumstances, with several positive milestones achieved as follows:
 - 6.2.1. Phase 3 of Cottam Hall continues with a further 9 completions this quarter
 - 6.2.2. A tender to appoint a preferred developer on Phase 5 at Cottam Hall was issued, with bids expected by next quarter
 - 6.2.3. A further 13 completions have also been recorded this quarter at Altcar Lane;
 - 6.2.4. A further 2 completions have taken place at Croston Road South; and
 - 6.2.5. A reserved matters application for the development at Croston Road North was submitted
- 6.3. Further to the above, marketing of the Preston East expansion area concluded this quarter, with 13 bids received in total demonstrating a strong interest in the logistics site.
- 6.4. It should also be noted that the Masterplan for Pickering's Farm has been refused this quarter by SRBC Planning Committee.

APPENDIX I - DASHBOARD

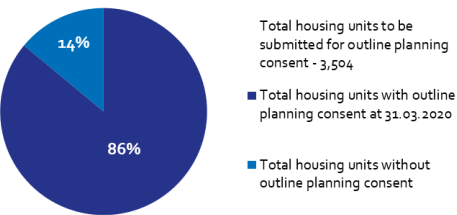
Summary of BDP Payments



BDP Forecast 2019 / 20

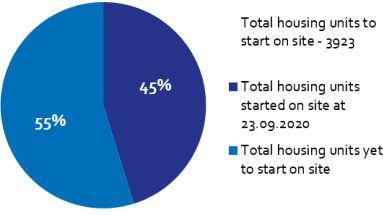
	Q1	Q2	Q3	Q4	In Year Actual
Grant	£0	£0	£0	£0	£0
Loan	£0	£0	£0	£0	£0
Housing Completions	3	24	0	0	27

Planning Consents



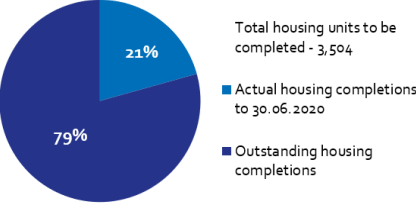
Of the Homes England residential City Deal sites, only Pickering's Farm is yet to achieve planning consent. A refusal against the scheme's masterplan was received this quarter.

Starts on Site



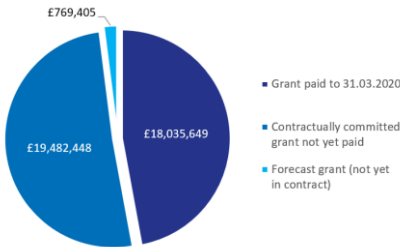
Housing starts have been claimed for 1,773 units on Homes England City Deal sites to date, out of a total 3,923 units (including Walton Park Link and Cottam Brickworks).

Housing Completions



There have been 749 housing completions to date on Homes England City Deal sites. There were 24 housing completions during this reporting period.

Grant Payments



To date, £18,035,649 has been paid to LCC as grant, with a further £19.4m contractually committed across Homes England City Deal sites.



Homes
England



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: NO

Date: Tuesday, 6 October 2020

City Deal Social Value Update
(Appendix 'A' refers)

Report Authors: Martin Hill, City Deal Skills and Employment Co-ordinator,
Lancashire Skills Hub Email: martin.hill@lancashirelep.co.uk

Executive Summary

The purpose of this paper is to provide an update on the delivery of Social Value across the City Deal project portfolio and the project level reporting arrangements in places across the 'live' City Deal projects.

Recommendation

The City Deal Executive and Stewardship Board is asked to note the respective reports and review the attached Penwortham Bypass Social Value Case Study.

1. Background and Advice

Lancashire Local Enterprise Partnership (LEP) has successfully embedded Social Value within its key infrastructure investment programmes through the adoption of a LEP wide Social Value Framework. The framework utilises the National Themes Outcomes and Measures to embed social value within the procurement, monitoring and evaluation of projects across the LEP's project and programme portfolio including the Growth Deal, City Deal, Boost business support and Rosebud Business Finance programmes.

2. Social Value Framework

As outlined in the LEP Programme Report of June of this year, the framework utilises indicators drawn from the National Social Value Themes Outcomes and Measures, or TOM's for short, which allows the attribution of financial values for a range of outcomes which are derived from Government Office Green Book unit cost values.

The framework provides target outputs against a number of measures which are informed by the Lancashire Employment and Skills Strategic Framework themes (Future Workforce, Inclusive Workforce and Skilled and Productive Workforce).



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Preston, South Ribble & Lancashire

3. City Deal Social Value

3.1 The adoption of the 'The Central Lancashire Employment and Skills Supplementary Planning Document' (SPD) is embedded within a number of projects and developments across the Central Lancashire footprint.

3.2 This is evident in the number of projects who have developed an Employment and Skills Plan and are working toward the delivery of social value outcomes during the 'works' phase of the project. These include:

- Preston Western Distributor/Costain
- Goosnargh Development/Seddon
- UCLan Student Centre/Bowmer Kirkland
- UCLan Infrastructure Work/Balfour Beatty
- D'Urton Lane Development - Wilmot Dixon/Trafford Housing Trust
- Altcar Lane/Lovell

4. Penwortham Bypass Social Value

4.1 Across the City Deal programme this approach has generated some positive results at individual project level including the recently completed Penwortham Bypass which on completion of the construction phase, the project has generated a total of £4,907,525 of added social value through local employment, training and procurement activity as detailed in the attached Penwortham Bypass Social Value Case Study. Appendix 'A' refers.

4.2 Some of the key achievements delivered by Lancashire County Council and its supply chain partners during the construction phase include:

- 95% local labour utilisation
- 35 Employment opportunities (Full Time Equivalent) provided for local residents as a direct result of contract award with a social value of £1,014,870
- 156 weeks of apprenticeships on the contract at Level 2,3 or 4+ with a social value of £26,214
- 104 weeks of professional development at HND and post graduate level with a social value of £24,518
- A total of £3,797,295 was spent with local Lancashire based businesses
- Of which £2,422,295 was spent with local SME's
- 240 hours of sessions to support employability skills, STEM activity and site visits for local schools and colleges with a social value of £22,627
- Raised in excess of £22,000 to support community based projects and charitable causes.



CITY DEAL

Preston, South Ribble & Lancashire

4.3 The Skills Hub are currently working with Procure Plus on the Construction Industry Training Board's Construction Skills Fund, which provides funding for training for new entrants/returners to the sector, to identify suitable City Deal projects in a position to support this target group

5. Local Procurement

5.1 Local procurement commitments are a common theme across all of the employment and skills plans currently in place. These include commitments around local spend as a percentage of subcontract package let, spend with Small to Medium Sized businesses and third sector procurement.

5.2 A number of the contractors that are currently live on site have engaged with the Central Lancashire Construction Skills Hub to hold 'Meet the Buyer' events in partnership with Preston's College, Bowmer Kirkland and Seddon. Lovell had pencilled in a 'Meet the Buyer' event for opportunities generated through their site at Altcar Lane but the tightening of Covid-19 restrictions may ultimately impact upon the timings of this event.

6. Monitoring & Reporting

6.1 The onset of the Covid- 19 pandemic has brought with it numerous challenges as many of these projects have been subject to reduced activity to accommodate safe working practices and have furloughed key staff involved in the delivery of employment and skills outputs.

6.2 The City Deal Skills and Employment Coordinator will work closely with the contractors nominated Community Relations Manager to identify opportunities with the principle contractor and wider supply chain. The City Deal Skills and Employment Coordinator will provide a link between local schools, colleges, universities and pre-employment providers and the Community Relations Manager to ensure that opportunities within the supply chain are identified prior to commencement on site.

6.3 Performance across these projects will be monitored on a half yearly basis throughout the construction phase of the projects. Project performance data will be submitted to the City Deal Project Team and reported to the City Deal Executive and Stewardship Board for review annually.

6.4 All of the 'live' projects outlined have been subject to delays and disruption due to the impact of the pandemic but despite this there have been some impressive results generated from a number of those projects being delivered by Lovell, Seddon, Bowmer Kirkland and Costain which will be collated ahead of the next report to the City Deal Executive and Stewardship Board scheduled for the 1st December 2020.



CITY DEAL

Preston, South Ribble & Lancashire

List of Background Papers

Paper	Date	Contact/Tel
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None		
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Reason for inclusion in Part II, if appropriate

N/A

Lancashire County Council

PENWORTHAM BYPASS/JOHN HORROCKS WAY

SOCIAL VALUE CASE STUDY



February 2020

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 - 1.1. Project Summary**
 - 1.2. Key Business Benefits of the Extension Scheme**
 - 1.3. Key Social Value Achievements**
- 2. Social Value Highlights**
 - 2.1. Future Workforce**
 - 2.2. Inclusive Workforce**
 - 2.3. Skilled And Productive Workforce**
 - 2.4. Community Benefits**
- 3. Social Value Infographics**
- 4. Lancashire Skills and Employment Framework Social Value Metrics**

CITY DEAL SOCIAL VALUE CASE STUDY

Project	Penwortham Bypass
Capex (est)	£17.5M
Work Phase (est)	£8.75M
Project Commencement	9th January 2018
Project Completion	2nd December 2019



1. PENWORTHAM BYPASS/ JOHN HORROCKS WAY

1.1 Project Summary

Construction of the £17.5m Penwortham Bypass officially started following a ground-breaking ceremony on Tuesday 9 January 2018 and was opened to the public on Monday 2 December 2019, ahead of schedule.

1.2 Key Benefits of the Scheme

The new road will improve access from the A59 to the motorway network on a purpose built road that does not pass through Penwortham or the city centre. It will reduce congestion in Penwortham and enable us to make improvements so we can encourage more walking and cycling and prioritise buses along the A59.

The bypass runs along the south western side of Penwortham between the A59 Liverpool Road and A582, connecting to the existing Broad Oak roundabout. The road has been designed as a dual carriageway, with a 50mph speed limit along its whole length.

It begins with a new signalised junction on the A59, between Howick CE Primary School and Blackhurst Cottages and a new dual carriageway extends south eastwards between Howick



Moor Lane and Mill Brook. The route then turns eastwards to connect to the existing Broad Oak roundabout which is signalised.

At the new road's junction at Broad Oak roundabout, the number of exit lanes has increased leaving the roundabout onto Golden Way heading towards Preston. This will help current traffic flow through the junction, while also planning for additional traffic in the future.

1.3 Construction Phase Social Value Key Achievements

During the construction phase, the project successfully delivered a wide range of local economic benefits covering a number of thematic areas including an 'Inclusive Workforce', 'Future Workforce', a 'Skilled and Productive Workforce' and 'Community Benefits'.

The key outcomes of the project have been analysed using the National Social Value framework Themes Outcomes and Measures (TOM's) to measure the social value delivered and attribute a financial value using HM Treasury's Green Book unit costs and proxy values.

The key achievements Lancashire County Council and their supply chain partners have delivered to date are as follows;

- 95% local labour utilisation on the construction phase of the project to date
- 35 Employment opportunities (Full Time Equivalent) provided for local residents as a direct result of contract award with a social value of £1,014,870.
- 156 weeks of apprenticeships on the contract at Level 2,3 or 4+ with a social value of £26,214
- 104 weeks of professional development at HND and post graduate level with a social value of £24,518.
- One person recruited from HMP Kirkham via Recycling Lives following on from a paid placement
- A total of £ £3,797,295.72 was spent with local Lancashire based businesses
- Of which £ £2,422,295.72 was spent with local SME's
- 240 hours of sessions to support employability skills, STEM activity and site visits for local schools and colleges with a social value of £ £22,627.20
- Raised in excess of £22,000 to support community based projects and charitable causes.

On completion of the construction phase the project has generated a total of £4,907,525.38 of added social value.

2. SOCIAL VALUE HIGHLIGHTS

2.1 Future Workforce

School/College Engagement

Through working closely with their supply chain Lancashire County Council have been able to engage with local schools and colleges to deliver STEM related sessions and promote construction sector careers.



Approximately 30 year 2 and 3 students from Preston's College benefitted from a site visit to one of Tarmac local quarries. The 'Rock to Road' programme combined a site tour for students along with careers talk with professionals to provide young people with a taste of the wide range of opportunities available in the sector.

2.2 Inclusive Workforce

Local Employment

Over the duration of the construction period the project has provided employment opportunities for 35 FTE employees from the Lancashire area. Local labour has accounted for approximately 95% of the total labour utilisation on the project.

2.3 Skilled And Productive Workforce

Apprenticeship Opportunities

In addition to the providing post graduate opportunities, the project has generated over 150 apprenticeship weeks and provided opportunities for 3 apprentices working on the project.

Workforce Development

Lancashire County Council have encouraged all involved in the project to provide and share training to upskill the existing and new workforce. A total of 104 training weeks have been delivered on the project to provide career progression opportunities for 2 members of staff to undertake HND and post graduate training.

2.4 Community Benefits

Local Procurement

Local supply chain

Through Lancashire County Council commitment to generating social value through the delivery of the programme a significant proportion of the subcontract and supply chain spend has been retained within the local economy.

This approach has been particularly successful with a total of £3,797,295 spent with local Lancashire based businesses to date, of which £2,422,295.72 was spent with local SME's.

A day in the life of a Highways Operative: Danyal Omar



I started in this role 2 and a half years ago and before that I did a two year construction and engineering apprenticeship. Before the apprenticeship I already knew a lot about construction and how to build things but the course helped me to do my work to a more professional standard.

Recently I have been working on a scheme building the new Penwortham Bypass and was involved in the installation of a mammal tunnel under the full width of the carriageway.

This has been made to allow small mammals, and anything else that wants to, cross from one side to the other safely. I found it hilarious imagining all these small animals taking it in turns and keeping to the left as they cross. About a week later when it was completed somebody had put some small arrows which had directions to the tunnel written on them which made me laugh.

Community and Charitable Fundraising

Penwortham Bypass Running Festival



The Penwortham Bypass Running Festival took place on Sunday 21 July along a section of the newly completed road. The event was organised by the Rotary Club of Preston Guild with support from Lancashire County Council and contractors Clive Hurt.

Garreth Kelly, Peter Law, Peter Sands and Alex Musa from the Highways projects team worked hard to support the event. In addition to liaising with the organisers to set up the course for the race the team were

responsible for general site security and safety as well as tidying up after the event. They also met and transported our councillors and the Mayor and Mayoress of Penwortham around the site during the day and presented medals to participants.

The event was a great success with over a thousand runners and a great atmosphere. During the day there was a 10km and a 5km race as well as a fun run. In total the event succeeded in raising approximately £22,000 with all the money raised from the race is being donated to local charities and participating schools.



3. PENWORTHAM BYPASS/ JOHN HORROCKS WAY: Social Value Infographics



Lancashire Skills and Employment Framework Social Value Metrics

LANCASHIRE SKILLS & EMPLOYMENT FRAMEWORK							
Project		PENWORTHAM BYPASS/JOHN HORROCKS WAY					
Capex		£17.5m estimated capex (of which £8.75m estimated works)					
THEMATIC AREA	KPI NO	Metric	Indicator	Measure	Proxy £ (per output)	To date	Social Value
FUTURE WORKFORCE	1	Working hours committed from business volunteers to support careers education and information and/or curriculum development in schools and colleges in Lancashire per year.	No. of hours dedicated to support young people into work (e.g. CV advice, mock interviews, careers guidance) - (under 24 y.o.)	no. hrs*no. attendees	£94.28	240	£22,627.20
			Local school and college visits e.g. delivering careers talks, curriculum support, literacy support, safety talks (No. hours, includes preparation time)	no. staff hours	£14.43		£0.00
	2	Number of work experience placements for 15-18 year olds per year (based on a placement being one week) at Lancashire schools and colleges	No. of weeks spent on meaningful work placements or pre-employment course; 1-6 weeks student placements (unpaid)	no.weeks	£143.94		£0.00
	3	Number of undergraduate project placements per year offered to Lancashire's Universities.	Meaningful work placements that pay Minimum or National Living wage according to eligibility - 6 weeks or more (internships)	no.weeks	£143.95		£0.00
	4	Number of graduate internships per year for graduates living in Lancashire			£143.95		£0.00
INCLUSIVE WORKFORCE	5	Number of employment opportunities offered to Lancashire residents that are unemployed or at a disadvantage e.g. ex-offenders.	No. of local people (FTE) employed on contract	no. people FTE	£28,709.20	35.35	£1,014,870.22
			% of local people employed on contract (FTE)	%	%	95%	
	6	Number of work placements or trails offered to unemployed Lancashire residents.	No of placement weeks	no.weeks	£143.95		£0.00
	7	Working days committed from business volunteers to mentor NEET ('not in education, employment or training') people.	No. of hours dedicated to supporting unemployed people into work by providing career mentoring, including mock interviews, CV advice, and careers guidance	no. hrs*no. attendees	£94.28		£0.00
SKILLED AND PRODUCTIVE WORKFORCE	8	Number of apprenticeships (16-18 year old and Adults).	No. of apprenticeships on the contract that have either been completed during the year, or that will be supported by the organisation to completion in the following years - Level 2,3, or 4+	no.weeks	£168.04	156	£26,214.24

	9	Commitment to workforce planning and investment in training of employees.	No. of training opportunities on contract (BTEC, City & Guilds, NVQ, HNC) that have either been completed during the year, or that will be supported by the organisation to completion in the following years - Level 2,3, or 4+	no.weeks	£235.75	104	£24,518.00	
	10	Investment in leadership skills						
COMMUNITY BENEFITS	11	Community based projects driven by the local communities in which the project is based.	Donations or in-kind contributions to local community projects (£ & materials)	£ value	£1.00	£22,000.00	£22,000.00	
			No hours volunteering time provided to support local community projects	no. staff volunteering hrs	£14.43		£0.00	
	12	Procurement and commissioning of local SMEs and social enterprises / third sector organisations	Total amount (£) spent in LOCAL supply chain through the contract.	£				
					£1.00	£3,797,295.72	£3,797,295.72	
			Total amount (£) spent through contract with LOCAL SMEs	£	£1.00		£0.00	
			Total Social Value Generated					£4,907,525.38



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

Date: Tuesday, 6 October 2020

Infrastructure Delivery Performance Monitoring Report - Quarter 1 April - June 20

(Appendix 'A' refers)

**Report Author: Homairah Sheth, Tel: 01772 536556,
homairah.sheth@lancashire.gov.uk**

Executive Summary

This report provides a progress update on the City Deal infrastructure projects during Quarter 1 (April – June 2020) against delivery milestones.

The report shows that only those projects where there is a contractual, planning or health and safety obligation to meet, are currently being progressed, with all other non-committed funding being paused, pending the outcome of the City Deal Review, as agreed by the Executive in March 2020.

The report confirms good progress on Preston Western Distributor following an initial delay due to Covid-19. The project remains on programme to complete in early 2023. The A582 planning application was submitted to Development Control and Lancashire County Council received programme entry to the MRN funding stream and have been awarded £440k to progress the Outline Business Case.

Following a pause on spend the Programme Board approved a financial commitment of circa. £48k to install bus stops and safety bollards as part of the Bamber Bridge Public Realm Improvement scheme due to health and safety reasons.

There are financial issues with the Cottam to City Centre Cycle Improvements as the original scheme cannot be delivered within the budget and the s106 agreement does not allow for the funds to be used for an alternative design, officers will be considering options.

Overall there are currently 12 projects in the programme. Three projects are reporting as 'green' without any significant issues. Two projects are reporting as 'amber' due to programme delays and the remaining 7 schemes are reporting as 'red' which reflects the current pause on funding.

Recommendation

The City Deal Executive and Stewardship Board is asked to note the report.



Background and Advice

1. Quarter 1 – Project Performance (April – June 2020)

1.1 A quarter 1 detailed scheme performance schedule is attached at appendix A. This provides comprehensive information on all of the schemes in the programme and details their performance. A RAG (Red, Amber, Green) rating is applied to all projects in order to demonstrate the current status of the scheme, i.e. whether it is progressing as planned or otherwise. Table 1 provides a summary snapshot of the current status of schemes in the programme based on RAG status.

1.2 The ongoing discussions and negotiations with regard to the future funding of the City Deal resulted in the Executive and Stewardship Board implementing a pause on all 'uncommitted' project spend at the meeting on 3 March 2020. This situation is ongoing with some exceptions agreed which are:

- Schemes where works are already contractually committed
- Schemes that are bound by planning permission requirements
- Works to schemes that are required in order to ensure safe and effective operation of the highway

Table 1: City Deal Project Performance Summary table – Q1 April – June 2020

Scheme name	Stage	Status
City Deal Zone 1: North West Preston		
Preston Western Distributor (PWD)/East West Link Road	On site	Green
Guild Wheel Upgrade Link – P1 Bluebell Way	Design- CD funding paused	Red
Cottam to City Centre Cycle improvements	Project under review	Red
City Deal Zone 3: Preston City Centre		
Fishergate Central Gateway – Ph3 (including bus station apron)	On site	Amber
PWD to Samlesbury – New Hall Lane Local Centre (local centre)	Awaiting final resurfacing – CD Funding Paused	Red
Harris Museum/Library	Planning – CD Funding Paused	Red
Harris Quarter	Planning – CD Funding Paused	Red
City Deal Zone 4: Penwortham & Lostock hall		
Penwortham Bypass	Post construction works	Green



CITY DEAL

Preston, South Ribble & Lancashire

A582 South Ribble Western Distributor dualling (SRWD)	Outline Business Case	
Hutton/Higher Penwortham/City Centre corridor improvements	Post construction works	
City Deal Zone 5: Leyland and Cuerden		
Cuerden Strategic Site – road infrastructure	Design – CD Funding Paused	
City Deal Zone 6: Bamber Bridge		
Bamber Bridge/City Centre	Design for urgent health and safety works	
Pipeline projects		
Moss Side Test Track road infrastructure	Planning	n/a
The Lanes Link Road	Pre-planning	n/a
Cottam Parkway	Planning	n/a
Preston Education: 1 primary school NWP (2 form entry) 1 primary school (1.5 form entry) 1 secondary school – NWP 1 primary school Cottam Hall 1 primary school (Whittingham Hospital)	Pre-planning	n/a
South Ribble Education: 1 new primary school at Moss Side Test Track 1 new primary school at Pickering's Farm	Pre-planning	n/a
South Ribble priority corridors and local centres: <ul style="list-style-type: none"> Hutton to Higher Penwortham Public Realm Improvements North of Lostock Lane South of Lostock Lane 	Pre-planning	n/a
Preston priority corridors and local centres: <ul style="list-style-type: none"> Broughton/Fulwood (South of M55) NW Preston/Cottam/Ingol/City Centre Warton to PWD – Corridor Longridge/Grimsargh/Ribbleton/City Centre PWD to Samlesbury - Corridor 	Pre-planning	n/a



CITY DEAL

Preston, South Ribble & Lancashire

List of Background Papers

Paper

Date

Contact/Tel

none

Reason for inclusion in Part II, if appropriate

N/A



Scheme & Project Manager	Project ID	Project summary	Stage	Total Project Value	Spend to date (*)	Quarter 1 update (refer to project plan milestones)	Project Status (RAG)
North West Preston							
Preston Western Distributor & East West Link Road Lancashire county Council Phil Wilson Phil.Wilson@lancashire.gov.uk	7869	Major new road linking Preston and southern Fylde to the M55 to support new housing development and improve links between the LEP's Enterprise Zones.	On-site	£207.470m	£42.024m	<p>The project remains on track for completion in early 2023 and remains on budget.</p> <p>This Period: The two large structures, Savick and Lea viaducts that have a significant influence on the scheme programme have progressed well.</p> <p>The other main advance has been in earthworks, large scale excavation and movement of materials has taken place along the whole length of the 4.3km of the Preston Western Distributor Road with significant efforts to avoid export of material off site by reuse. Depending upon quality of the material, it has been used on structural embankment, screening or landscape mounds. The installation of drainage has run parallel with the earthworks ensuring protection of the new works as it is installed.</p> <p>A challenge to the scheme is the requirement to divert the Hodder Aqueduct prior to works being able to commence on the southern half of the new M55 motorway junction. This section of the site has been handed over to United Utilities as the asset owner to undertake the diversion. The onset of the Covid 19 pandemic had a greater impact on UU's contractor than on the PWDR contractor. The different nature of activities made operating under Covid restrictions more challenging and as a consequence the Hodder site was closed down for approximately 6 weeks until issues could be resolved. On return the contractor has made good progress and although full return of this section of the site to the PWDR team is delayed until October 2020 collaborative working has allowed sections to be returned to mitigate the delays and LCC's Contractor has in turn looked to restructure the programme to provide further mitigation.</p> <p>Next Period: The period July to September will see the second half of the 2020 earthworks season and subject to weather constraints it is anticipated that the good progress made in the first half will continue to allow most of the schemes length to be opened up. The intention is to complete the cuttings and embankments between the Savick and Lea Viaducts, form the major junction with the East West Link Road at the Saddle roundabout, form the earthworks to gain access to the Bartle Lane Bridge and complete the earthworks for the northern half of the M55 Junction.</p> <p>The two main structures will move forward:</p> <ul style="list-style-type: none"> Lea Viaduct will complete all preparatory works, foundations, bases and columns for receipt of the main beams in particular those over the railway span a milestone which must be achieved during the possession of the track at Christmas 2020. Savick Viaduct will progress through the piling and base construction phases. 	
Guild Wheel Upgrade Link - P1 Bluebell Way Preston City Council Russell Rees r.rees@preston.gov.uk	3005	Additional/alternative off highway link to the Guild Wheel.	planning	£120k (£60k contribution from City Deal)	£0	Works on hold due to pause on uncommitted spend.	
Cottam to City Centre Cycle Improvements Lancashire County Council Ricard Askew Richard.Askew@Lancashire.gov.uk	4317 & 5374	A cycle improvement scheme connecting Cottam with the City Centre	Design	£820k	£75k	<p>LCC Section The scheme was included in the original TCF bid, however due to re-prioritisation of the funds the scheme is now out of scope.</p> <p>The original scheme cannot be delivered within the budget and the s106 does not allow the scheme to be delivered as a parallel route to Tom Benson Way. A discussion with the relevant officers is to be organised in the next few weeks to agree a way forward.</p> <p>CRT Section CRT in discussion with Preston to confirm they can proceed with a tender process for the scheme delivery works.</p>	
Preston City Centre							
Fishergate Central Gateway P3 (including apron) Lancashire County Council Andrew Barrow Andrew.barrow@lancashire.gov.uk	1958 & 1956 (apron)	Extension of the Fishergate Central Gateway public realm to the Bus Station/Guildhall Theatre.	On site	£3.986m	£3.910m	<p>Works in Q1 were paused but re-commenced in July. The resurfacing to Tithebarn Street, installation of lighting and camera have been undertaken. Preston City Council has requested to extend the paving into the area under the canopy in Guild Hall and funded an additional £86k for the works.</p> <p>A change request to Growth Deal has been submitted to extend the practical completion to September 2020 and financial completion by December 2020.</p>	



Scheme & Project Manager	Project ID	Project summary	Stage	Total Project Value	Spend to date (*)	Quarter 1 update (refer to project plan milestones)	Project Status (RAG)
Sharon McGuinness Sharon.McGuinness@lancashire.gov.uk						Works to repair York Stone pavement on Lancaster Road will be determined by the amount of budget remaining and finalisation of wayfinding signage design and installation is planned for the next quarter.	
PWD to Samlesbury - New Hall Lane Local Centre Lancashire county Council Marcus Hudson Marcus.hudson@lancashire.gov.uk	1979	Improvements to the road space and redesigned junctions to benefit buses, cyclists and pedestrians, and public realm improvements to streets, pedestrian areas and green spaces.	On site	£2.778m	£2.676m	Awaiting costs to complete the scheme, including resurfacing. Uncommitted spend is paused	
Harris Museum/Library Preston City Council Rachel Mulhern Rachel.Mulhern@Preston.gov.uk	Awaiting ID	Enhanced cultural offer for city and Central Lancashire as part of Harris Museum/Library improvements (HLF Bid)	Bid Development	£10m £1m (from City Deal)	£0	Project development has continued using digital methods including public/statutory consultations and the preparation of documents for RIBA stage 3. A letter to confirm the £1m investment from the City Deal Board will be required to support the NLHF application. Uncommitted spend is paused	
Animate Preston City Council John Crellin j.crellin@preston.gov.uk	Awaiting ID	Multi-screen cinema, bowling alley, 6 restaurant units and 163 car parking spaces/public space.	Pre-planning	£40m £3.250m from City Deal	£0	This period: <ul style="list-style-type: none"> Confirmation of project name - ANIMATE Ongoing discussions with commercial advisors/agents regarding the PCC business plan, food & beverage market and the impact of Covid-19. Agreement with MGD Developments to exchange Development funding Agreement in December 2020 Project included in Preston's Town Deal Next period: <ul style="list-style-type: none"> Finalisation of Development Funding Agreement Preparation of business plan Confirmation of Town Deal position Uncommitted spend is paused	
Penwortham & Lostock Hall							
Penwortham Bypass Lancashire county Council Alan Eastham Alan.Eastham@Lancashire.gov.uk	590	Highways infrastructure improvements to complete the Penwortham bypass.	On site	£19.450m	£15.284m	The following works have now been completed: <ul style="list-style-type: none"> The landscaping around Pylon 181; this is the plot of land either side of the footpath between John Horrocks way and the existing footpath to Howick Moor Lane; Construct ramps on both sides of carriageway to replace the existing steps at the interface with public right of way 7-9-FP63 on the bypass; Replaced spring gate on public right of way 7-9-FP63 with a more suitable and easy to use alternative; Replaced a section of noise fence at waist height with Perspex to allow see through for vulnerable users along public footpath; New 2m minimum height fence near Blackhurst cottages to prevent headlights of vehicles reaching properties; Added KEEP CLEAR markings to carriageway at entrance to Blackhurst cottages. Short length of cycleway near Howick Moor Lane to link the on carriageway cycleway with off carriageway facilities; <u>Monitoring</u> <ul style="list-style-type: none"> Post-opening year 1 scheme monitoring – In accordance with the Monitoring and Evaluation Plan (MEVP) submitted to discharge Condition 18 of the Penwortham Bypass Planning Permission; monitoring will be undertaken to evaluate impacts on travel demand, journey times and reliability, and air quality resulting from the scheme on the 1st 2nd and 3rd anniversaries of opening. 	
A582 Dualling Lancashire County Council Jonathan Thomas Jonathan.Thomas@lancashire.gov.uk		Highways improvement scheme involving the dualling of the A582 South Ribble Western Distributor.	Design	£68.28m - £117.06m (range)	£24.054m	The planning application was submitted to Development Control. DfT confirmed that the scheme has received programme entry to the MRN funding stream and awarded LCC with £440k to proceed with the OBC. The Executive/SB approved £1.07m from the City Deal fund to progress the OBC, a decision to fund the scheme still remains outstanding. Transport Modelling has been updated and works are ongoing with updating the design and preparation of the CPO.	



Scheme & Project Manager	Project ID	Project summary	Stage	Total Project Value	Spend to date (*)	Quarter 1 update (refer to project plan milestones)	Project Status (RAG)
Hutton to Higher Penwortham Corridor Improvements <i>(essential works as part of bypass planning condition in two works phases)</i> Lancashire County Council Ricard Askew Richard.Askew@Lancashire.gov.uk	2015	The delivery of a series of measures to discourage through traffic from Penwortham and promote use of Penwortham bypass.	Design	£1.5m	£821k	<p>The following works have been completed:</p> <ul style="list-style-type: none"> Solid white line and associated hatching at the top of the closed Golden Way slip road; Advanced stop line cycle box on Liverpool Road and Cop Lane Junction (westbound only) <p><u>Outstanding works (to completed at the earliest opportunity) – delayed due to Covid-19</u></p> <ul style="list-style-type: none"> Seek cabinet approval to mark out Bus Stop clearway markings on Liverpool Road Remove redundant traffic signal street furniture at the closed Golden Way slip road (check if signals can reuse the equipment); Replace the temporary red texture flex at Leyland Road roundabout with a permanent MMA surface treatment. Submit TRO and follow statutory consultation processes to upgrade the advisory cycle lanes to mandatory cycle lanes on Liverpool Road; Add green MMA surface colouring at points where cycle lanes on Liverpool Road cross side roads; <p><u>Forthcoming workstreams</u></p> <ul style="list-style-type: none"> N/A – pending the completion of the listed outstanding works, this scheme is complete and will be subject to post-opening monitoring as per the Penwortham Bypass MEVP. <p>Works are also progressing on the following (funded outside of City Deal):</p> <ul style="list-style-type: none"> Ongoing discussions between Tesco/LCC highways to determine the layout of the access junction Temporary pop up cycle lane between Cop Lane and Penwortham Triangle was installed as part of the Tranche 1 DfT Emergency Active Travel Fund Scheme on Liverpool Road included in shortlist for Tranche 2 Emergency Active Travel Fund bid 	
Leyland & Cuerden							
Cuerden Strategic Site Road Infrastructure Lancashire County Council Chris Dyson Chris.dyson@lancashire.gov.uk	7588	Delivery of the off-site strategic highway infrastructure comprising a range of interventions on the network to facilitate the development of the employment site.	Design	TBD	£0	<p>LCC is in the process of undertaking detailed designs for the off-site highways in respect of the M65 terminus and sliproad. Engagement is continuing with Highways England to confirm the programme delivery. The designs will include undertaking intrusive investigations, and for which Covid-19 has had a temporary impact on progress.</p> <p>Uncommitted spend is paused</p>	
Bamber Bridge							
Bamber Bridge - Local Centre Lancashire county Council Marcus Hudson Marcus.Hudson@lancashire.gov.uk	2016 & 4587	Highways and public realm improvements on the A6/B258	On site	£3.350m	£3.099m	<p>City Deal Executive/SB approved circa. £48k to carry out urgent health and safety bus stop reinstatement works, the design is being progressed.</p> <p>Other uncommitted spend to finish the scheme is paused.</p>	
Pipeline Scheme Updates (progress on pre-project activities)							
Moss Side Test Track South Ribble Borough Council Catherine Lewis clewis@southribble.gov.uk	N/A		Planning	N/A	N/A	<p>A number of applications to approve the detail of the site have been submitted and approved, the outstanding applications relate to drainage and highways.</p> <p>SRBC is expecting a submission detailing the employment phase and the developers to start on site in the next quarter.</p>	N/a
The Lanes Link Road South Ribble Borough Council Janice Crook JCrook@southribble.gov.uk	N/A		Pre-Planning	N/A	N/A	<p>The masterplan is to be determined at the September Planning Committee.</p>	N/a
Cottam Parkway Project Manager to be identified	597	New railway station at Cottam	Business case complete	£25m	£336K	<p>LCC received £25m as part of the TCF bid to deliver the scheme and the City Deal Executive/SB approved £1.6m as the local contribution.</p> <p>A working group has been established to oversee the delivery of the scheme, project milestones to be confirmed in due course.</p>	N/a



Scheme & Project Manager	Project ID	Project summary	Stage	Total Project Value	Spend to date (*)	Quarter 1 update (refer to project plan milestones)	Project Status (RAG)
				(CD commitment £1.6m)			
Education - Preston Lancashire County Council Lynn MacDonald Lynn.MacDonald@lancashire.gov.uk	633	Additional school places provision to accommodate growth in Preston	Pre-Planning	£25.970m (City Deal allocation only)	£0	Activities in last quarter: <ul style="list-style-type: none"> School Planning Team have written to City Deal Finance to ask that confirmation of funding for school places is provided as part of the planning application process, with the intention to object to planning applications where this confirmation is not secured. Looking forward to next quarter: <ul style="list-style-type: none"> Having secured an additional 30 year 7 places at Ashton Community Science College for 2020 and 2021 intakes, officers to assess the outcome of the 2020 allocation to review whether there is further need for secondary places for September 2022 and, if necessary, start to engage with headteachers to scope feasibility. Future periods: <ul style="list-style-type: none"> Annual scoping exercise will monitor emerging need, in particular in relation to the timing of new primary schools in the area. Ongoing engagement with secondary schools in the area to unlock capacity in existing buildings before scoping need for further capital projects. 	n/a
Education - South Ribble Lancashire County Council Lynn MacDonald Lynn.MacDonald@lancashire.gov.uk	682	Additional school places provision to accommodate growth in South Ribble.	Pre-Planning	£13.720m (City Deal allocation only)	£0	Activities in last quarter: <ul style="list-style-type: none"> Ongoing discussions with The Lanes applicant regarding the school site requirement School Planning Team have written to City Deal Finance to ask that confirmation of funding for school places is provided as part of the planning application process, with the intention to object to planning applications where this confirmation is not secured. LCC Legal have been instructed to seek Counsel advice regarding the education contribution for Cuerden Strategic Site. Looking forward to next quarter: <ul style="list-style-type: none"> Officers to assess the outcome of the 2020 allocation to review whether there is further need for school places for September 2022 and, if necessary, start to engage with headteachers to scope feasibility. Future periods: <ul style="list-style-type: none"> Annual scoping exercise will monitor emerging need, in particular in relation to the timing of new primary schools in the area. 	n/a
South Ribble priority corridors and local centres:	n/a	Transport corridor and local centre improvements <ul style="list-style-type: none"> Hutton to Higher Penwortham Public Realm Improvements North of Lostock Lane South of Lostock Lane Bamber Bridge 	Pre-planning	£12.113m (city deal allocation only)	£3.799m	On hold pending the outcome of the City Deal Review Hutton to Higher Penwortham Priority Corridor and local centre improvements SRBC has committed to undertake further design exercise in 2020/21 and carry out works in 2022/23 supported by a capital allocation of £2.050 confirmed in SRBC capital programme SRBC are currently preparing a brief to tender for the works.	n/a
Preston priority corridors and local centres:	n/a	Transport corridor and local centre improvements <ul style="list-style-type: none"> Broughton/Fulwood (South of M55) Broughton/fuelwood (North of M55) NW Preston/Cottam/Ingol/City Centre Warton to PWD – Corridor Longridge/Grimsargh/Ribblesdale/City Centre PWD to Samlesbury - Corridor 	Pre-planning	£12.113(City Deal allocation only)	£4.442m	On hold pending the outcome of the City Deal Review	n/a



Other projects (post construction activities)

Scheme & Project Manager	Project ID	Project summary	Stage	Total Project Value	Spend to date (*)	Comments
Broughton Bypass Lancashire County Council David Leung David.leung@lancashire.gov.uk	1923	Completion of the Broughton bypass	Construction complete (project remains financially open)	£31.723m	£25.477m	Part 1 claims remain uncertain.
Broughton Fulwood – North of M55 Lancashire County Council David Davies David.davies@lancashire.gov.uk	6413	Public realm and highway improvements at Broughton/A6 as part of the Broughton bypass planning condition.	Construction complete (project remains financially open)	£1.940	£1.669m	Ongoing spend relates to safety audit. The scheme is expected to financially close Q4 of 2020/21.

Rationale for RAG rating:

- Green** – no issues - project is on target, within budget allocations - timescales and to an appropriate quality standard. Some risks have been identified (recorded on the risk register) but these are low and can be managed.
- Amber** – There are some issues that may affect programme, delivery, cost and/or quality but they are currently being managed and mitigation measures are in place - Project will be delivered in budget - Programme manager is satisfied that key stakeholders are aware of delay. PM has accepted that political/logistical impact will need to be managed. Mitigation measures being implemented.
- Red** – Issues have arisen but at this point appropriate mitigation measures have not been agreed or implemented. Project delivery timescales have slipped and financial forecasts indicates overspend. Programme manager/stakeholders are not yet aware of delay or have not accepted that the political/logistical impact on project delivery will need to be managed. Mitigation measures have not yet been implemented. When agreed they should be outlined in issues log with the appropriate issue owner.

Spend to date: (*) taken from LCC Programme & Project Management System may include committed and forecasted spend

Agenda Item 13

(NOT FOR PUBLICATION: By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered that all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information)

Document is Restricted

Agenda Item 14

(NOT FOR PUBLICATION: By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972. It is considered that all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing the information)

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Agenda Item 15

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Agenda Item 16

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