



**Preston, South Ribble and Lancashire City Deal Stewardship Board
and Executive - Combined Meeting**

**Friday, 18th November, 2016 in Cabinet Room 'C' - The Duke of
Lancaster Room, County Hall, Preston, at 10.00 am**

Agenda

Part I (Items Publicly Available)

- 1. Welcome and Apologies for Absence**
- 2. Minutes of the City Deal Executive and Stewardship Board meetings held
on 30th September 2016 (Pages 1 - 16)**
- 3. Matters Arising**
- 4. Declaration of Interests**

Joint Stewardship Board and Executive Items (Chaired by Jim Carter)

Preston City Centre

- 5. Preston City Centre Living Strategy**
Presentation by Caroline Baker of Cushman and Wakefield.

Stewardship Board Items (Chaired by Danielle Gillespie)

- 6. Preston, South Ribble and Lancashire City Deal: HCA Business and
Disposal Plan (2016 – 2019) Progress Update (Pages 17 - 20)**

Joint Stewardship Board and Executive Items (Chaired by Jim Carter)

- 7. Resources Review Update**
Verbal Update

Business and Delivery Plan

- 8. Business and Delivery Plan - 6 Monthly Monitoring Report – 2016/17**
(Pages 21 - 66)
- 9. Business and Delivery Plan - Year 3 Quarter 2 - Finance Report - 2016-17**
(Pages 67 - 76)
- 10. Procurement: Tom Benson Way Cycling Improvements** (Pages 77 - 78)
- 11. Cuerden Strategic Development Site Update**
Verbal update
- 12. Communications and Marketing Update**
Verbal update
- 13. Any Other Business**
- 14. Date of Next Meeting**
The next Combined City Deal Executive and Stewardship Board meeting is scheduled to be held on 22nd February 2017, 10am in Cabinet Room 'C' - The Duke of Lancaster Room, County Hall, Preston.

Part II (Items that are Private and Confidential)

- 15. City Centre Development – Markets Quarter** (Pages 79 - 82)
- 16. Preston Housing Zone - Update** (Pages 83 - 92)



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal Executive

Minutes of the Meeting held on Friday, 30th September, 2016 at 9.30 am at the Cabinet Room 'B' - The Diamond Jubilee Room, County Hall, Preston

Present

Jim Carter (Chair)

County Councillor Jennifer Mein Councillor Peter Rankin
Councillor Peter Mullineaux

In Attendance

Deborah McLaughlin, Executive Director - North West, Homes and Communities Agency
Lorraine Norris, Chief Executive, Preston City Council
Denise Johnson, Interim Chief Executive, South Ribble Borough Council
Jo Turton, Chief Executive, Lancashire County Council
Eddie Sutton, Director of Development and Corporate Services, Lancashire County Council
Jo Ainsworth, Specialist Advisor: Finance, Lancashire County Council
Marcus Hudson, Development Management, Lancashire County Council
Beckie Joyce, Head of Strategic Development, Lancashire County Council
Lisa Moizer, LEP Skills Hub Co-ordinator, Lancashire County Council (Item 4 only)
Andrew Mullaney, Head of Service Planning and Environment, Lancashire County Council
Sarah Parry, City Deal Programme Manager, Lancashire County Council
Sue Procter, Director Programmes and Project Management, Lancashire County Council
Stuart Sage, Homes and Community Agency
Tim Seamans, Head of Communications, Lancashire County Council
Dr Lis Smith, Principal and Chief Executive, Preston's College (Item 4 only)

Observers

Councillor Cliff Hughes, South Ribble Borough Council (Part I items only)
Councillor Phil Smith, South Ribble Borough Council (Part I items only)

1. Welcome and Apologies for Absence

The Chair, Jim Carter, welcomed all to the meeting, in particular the new representatives from South Ribble, Councillor Peter Mullineaux and Denise Johnson. Apologies for absence were presented from Malcolm McVicar and it was noted that Councillor Peter Rankin would be arriving later.

2. **Declarations of Interest**

None

3. **Cycling / Guild Wheel**

In the absence of Mr Ward, it was agreed to defer consideration of the presentation on Cycling and the Guild Wheel.

4. **Employment and Skills Update**

Dr Lis Smith, Principle and Chief Executive of Preston's College, presented a report (circulated) which provided City Deal Members with an Employment and Skills Update.

It was confirmed that a workshop was held on Thursday 5th May 2016 with the City Deal Skills and Employment Steering Group members to discuss and agree metrics for the set of objectives, identified as a result of the research undertaken by Ekosgen (who were commissioned by the City Deal Executive and Stewardship Board in 2015 to identify the skills and employment implications of the City Deal programme). It was confirmed that following a robust analysis of the data a draft City Deal Skills and Employment Metrics was created, and now presented for approval by the City Deal Executive and Stewardship Board.

In addition, Lisa Moizer, LEP Skills Hub Co-ordinator, Lancashire County Council gave an update on recent Skills and Employment Hub activities including the City Deal presence at the University of Central Lancashire's Science Festival which was well received and attracted over 13,000 visitors.

City Deal Members stated that the case studies presented were helpful and brought to life the interventions, activities and ownership identified within the matrix. Members also emphasised the importance of apprenticeships within the matrix and ensuring that appropriate partnerships are made between the construction industry and higher / further education providers.

Resolved: The City Deal Executive and Stewardship Board endorsed the Employment and Skills Metrics as set out in the report.

5. **Communications and Marketing Update**

Ruth Connor, Chief Executive, Marketing Lancashire, presented a report (circulated) which provided City Deal Members with an update on recent Marketing and Communications activities.

It was highlighted that Lancashire will have a presence at the MIPIM (International Property Event) UK event to be held in October 2016 through Marketing Lancashire. The primary focus of the Lancashire stand will be the

Lancashire Enterprise Partnership's (LEP's) family of Enterprise Zones.

It was noted that Freshfield had been commissioned to pull together an inward investment narrative for investors and developers, promoting the commercial opportunities available in the City Deal area this. It was emphasised that brand communication will be important in order to deliver the key messages to ensure the public understand what City Deal is.

In addition it was stated that during the 6 month period between October 2016 and March 2017 there will be a number of key milestones which will be of significance to the inward investment narrative in adding content to the story as well as opportunities for further announcements, for example news on the Preston Cinema scheme, development of the City Centre Living strategy, Preston Railway Station and the Cuerden development.

It was suggested that the City Deal could utilise the City status of Preston to promote investment in the City Deal area. City Deal Members debated the possible names that could be used for such an Investment Prospectus with it agreed that a further update be provided on the Prospectus at the November 2016 City Deal meeting.

Resolved: The City Deal Executive and Stewardship Board:

- (i) Noted the ongoing work on the City Deal Investment Offer.
- (ii) Agreed that a further presentation on this work be brought to the Executive and Stewardship Board meeting to be held in November 2016.
- (iii) Agreed that the City Deal key messages, as set out in the report, be further developed for use at MIPIM; and
- (iv) Noted the updates on activity to date.

6. Minutes of the meetings of the City Deal Executive and Stewardship Board held on 22nd June 2016

Resolved: That the minutes of the City Deal Executive and Stewardship Board meetings held on 22nd June 2016 be approved as an accurate record and signed by the Chairs.

7. Matters Arising

A request was made under matters arising for agenda papers to be circulated in advance in order to allow members sufficient time to read the papers. The request was noted by report authors and the clerk and it was confirmed that officers will endeavour to produce the agendas sooner.

8. HCA Update

Deborah McLaughlin, Executive Director – North West, Homes and Communities Agency, presented a report (circulated) which provided an update on the HCA Business and Disposal Plan (2016 – 2019).

It was highlighted that with regard to HCA Investment in the City Deal that in June 2016, a key milestone was achieved with the HCA making the first grant payment of £504,000 from the Brindle Road site to City Deal.

Due to the volume of activity on multiple HCA sites, the second grant payment of £1,330,623 followed shortly after in August from the Eastway site. This was accompanied by two loan payments totalling £1,754,587 for the year to date. This brings total HCA investment in the first two quarters of 2016/17 to £3,589,210.

It was stated that overall, the City Deal HCA sites were progressing as expected and that where possible opportunities will be taken to accelerate housing delivery.

Resolved: The City Deal Executive and Stewardship Board noted the contents of the report and the progress made in Quarter 1 and Quarter 2.

9. Implementation Update

Sarah Parry, Programme Manager, City Deal, Lancashire County Council presented a report which updated City Deal Members on the Implementation of the City Deal.

It was highlighted that the report was in two parts, the first part reporting *project* monitoring and the second part reporting *finance* monitoring, both for Year 3, Quarter 1.

With regard to project monitoring the key milestones as presented were noted and that any scheme issues were subject to an additional report later on the agenda.

With regard to finance, it was reported that the model currently shows a projected surplus over the City Deal period of £1.761m compared to a position as reported in the Year end 31st March 2016 of surplus of £1.408m, a change of £0.353m. All the changes relate in the main to forecasts in housing numbers within the model and assumptions of which houses will attract Community Infrastructure Levy (CIL).

Resolved: The City Deal Executive and Stewardship Board;

- (i) Noted the Year 3, Quarter 1 Project and Finance Monitoring Reports relating to the period April – June 2016; and
- (ii) Noted the report of the Planning and Housing Delivery Group.

11. Implementation Issues

It was agreed to consider Item 11 – Implementation Issues immediately after Item 9 – Implementation Update

Sarah Parry presented a report (circulated) which provided an update on implementation issues with a number of specific City Deal sites.

Updates regarding Pickerings Farm, Croston Road Spine Road, North West Preston E/W Link Road, Fishergate Phase 3, Fishergate Winckley Square TH1 – Cannon Street and East Cliff Cycle Link and Bridge were noted as set out.

In addition, it was noted that a separate report regarding Broughton Bypass would be considered later on the agenda, in Part II, Private and Confidential.

Resolved: The City Deal Executive and Stewardship Board noted the issues set out in the report and as presented.

10. Developing a City Deal Community Infrastructure Plan - Project Update Report

Lorraine Norris, Chief Executive, Preston City Council, presented a report (circulated) which provided a project update on the development of the City Deal Community Infrastructure Plan (CIP).

It was reported that since the last City Deal meeting, the project team working on the CIP had identified theme leads as well as other officers to providing planning, health and demographic advice. The team met for the first time on 7 July 2016 to agree the Project Initiation Document (PID), project approach and project plan. A second meeting took place on 20 September 2016 to further refine the plan and work is progressing. The team will meet regularly to oversee and support the delivery of the project plan. The CIP project team agreed that the theme headings be revised with the exact scope of each theme to be considered by the theme leads. The City Deal Project Team suggested that the Education theme be renamed to 'Education and Family support' in order to reflect the potentially wider scope of the theme. In addition Theme Leads were identified and agreed as set out in the report.

Resolved: The City Deal Executive and Stewardship Board noted the report as presented and that a further update will be provided to the November 2016 City Deal meeting as work progresses.

12. Business and Delivery Plan 2016 / 19

Sarah Parry presented a report (circulated) regarding the City Deal Business and Delivery Plan for 2016 – 2019.

It was reported that the revised Business and Delivery Plan was attached at Appendix '1' to the report for approval and included the finance model as at March 2016, the 16-19 finance plan setting out income and expenditure forecasts; a description of each infrastructure project and where available; the funding sources for each project, individual project timescales including detailed delivery milestones and associated expenditure profiles.

In addition, it was reported that as schemes progress, more certainty over cost estimates and delivery timescales is gained and therefore, the business plan is representative of a given point in time. The Plan attached had been updated to reflect the latest position.

Resolved: The City Deal Executive and Stewardship Board approved the revised Business and Delivery Plan for 2016 – 2019 as presented, and agreed that it could be published on the City Deal website.

13. Any Other Business

It was reported that this was the last meeting Deborah McLaughlin, Executive Director – North West, Homes and Communities Agency would be attending as she was moving to a new role. The City Deal Members thanked Deborah for her hard work on the City Deal since its inception and wished her every success for the future.

14. Date of Next Meeting

It was noted that the next Combined City Deal Meeting was scheduled to be held on Friday 18th November 2016, 10am at County Hall, Preston.

Part II

At this point the City Deal Executive and Stewardship Board approved that the meeting move into Part II, Private and Confidential to consider the remaining items which contained exempt information provided in confidence as defined in the Freedom of Information Act 2000. It was considered that in all the circumstances of the case the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

Observers left the meeting

15. Resources Review Report

The Chairman, Jim Carter, introduced a report (circulated) which provided an overview of the work undertaken to date on the Resources Review and the next phase in its development.

The findings and implication of Phase 1 and 2 of the Resources Review were noted along with the timescales for Phase 3 of the Resources Review. In addition, the ongoing opportunities for City Deal mechanisms to be extended to achieve further economic and housing growth in Central Lancashire were noted.

Resolved: The City Deal Executive and Stewardship Board:

- (i) Noted and endorsed the Phase 1 Resource Review findings.
- (ii) Noted and endorsed the Phase 2 Resource Review findings.
- (iii) Approved the commencement of the Phase 3 Resource Review and request a draft final report be brought to the E&SB in November 2016.
- (iv) Endorsed the principle of the City Deal governance and operational arrangements being used to secure further economic and housing growth in Central Lancashire.
- (v) Supported the principle of the requirement for an extension to the City Deal; and
- (vi) Endorsed the position set out within this report regarding discussions with government regarding the City Deal.

16. Broughton Bypass

Eddie Sutton, Director of Development and Corporate Services, Lancashire County Council) presented a report (circulated) regarding Broughton Bypass.

City Deal Members were provided with the background to the Broughton Bypass scheme, details regarding the initial project plan and key milestones and issues that had occurred since impacting on the delivery timescales of the scheme. City Deal Members noted and accepted the reasons for the revised contract completion date.

Resolved: The City Deal Executive and Stewardship Board noted the revised completion date of August 2017 and approved the revised funding proposal as set out.



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal Stewardship Board

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Lorraine Norris
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Denise Johnson
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CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: NO

Friday, 18 November 2016

Preston, South Ribble and Lancashire City Deal: HCA Business and Disposal Plan (2016 – 2019) Progress Update

Report Author: Stuart Sage, Head of Area Lancashire and Cumbria, Homes and Communities Agency

Executive Summary

This report provides an update on the progress made by the HCA on the delivery of the City Deal housing sites from 1.10.16 to 3.11.16. It focuses on the key delivery milestones, finances invested, outputs and draws out any risks and emerging issues.

Recommendation

The City Deal Executive and Stewardship Board are recommended to note the content of the report and the progress made.

Background and Advice

1.0 HCA Site Highlights 2016/17 (1.10.16 to 3.11.16)

1.1 In the last month there has been further progress made on a number of HCA sites. Key highlights include:

1.2 Preston

- **Preston Sector D:** Discussions are taking place to finalise the deal with the purchaser. There have been some technical matters relating to highways which are close to being resolved. It is forecast this deal will be completed by the end of December 2016.
- **Cottam Hall Phase 3:** There has been a delay in the submission of the Reserved Matters (RM) application due to legal matters relating to the s106. HCA are working with LCC and PCC to expedite this. Morris Homes want to submit the RM application by end of November 2016.



CITY DEAL

Preston, South Ribble & Lancashire

- **Whittingham Phase 1:** Discussions have been taking place to agree a solution for the Sports and Social Club with the support of Preston CC. The initial strategy and masterplan review has commenced for the remaining development site/parcels.
- **Cottam Hall, Site K:** The site was recently nominated for a “2016 House Builders Award” in the category for ‘Best Design for Three storeys or Fewer’.

1.3 South Ribble

- **Altcar Lane:** Meetings have been held between HCA and SRBC to finalise the s106 contents. The aim is to have the s106 agreed and signed by the end November/ early December 2016.
- **Croston Road North:** The Section 96a application has now been approved in relation to the amended planning conditions for the internal spine road. The discharge of conditions application has been prepared and the application is to be submitted to SRBC shortly.

2.0 HCA Investment into the City Deal

- 2.1 Since the start of City Deal, the HCA has secured deals with developers with contracted receipts totalling £44.9m. These currently completed deals will result in the investment of £22.5m grant and £18.7m of loan into the City Deal.
- 2.2 To date (3.11.16), the HCA’s total loan payments are just over £14m with grant payments now totalling £1.8m (See table 1 below).

Total	Receipt	Loan (£)	Grant (£)	Total (£)
2016/17 (to 3.11.16)	£4,474,560	£1,754,587	£1,834,623	£3,589,210
2016/17 Forecast	£11,284,299	£5,135,390	£5,931,029	£11,066,419
Total to 3.11.16	£10,940,355	£14,161,928	£1,834,623	£15,996,551

Table 1: HCA investment into City Deal

- 2.3 By the end of the quarter (Dec 16) we are expecting that the Preston Sector D employment site will be in contract. This will result in two payments to LCC (subject to DCLG approving the rectifications of the Funding Agreement) of £193,095 in loan and £2,571,905 in grant.

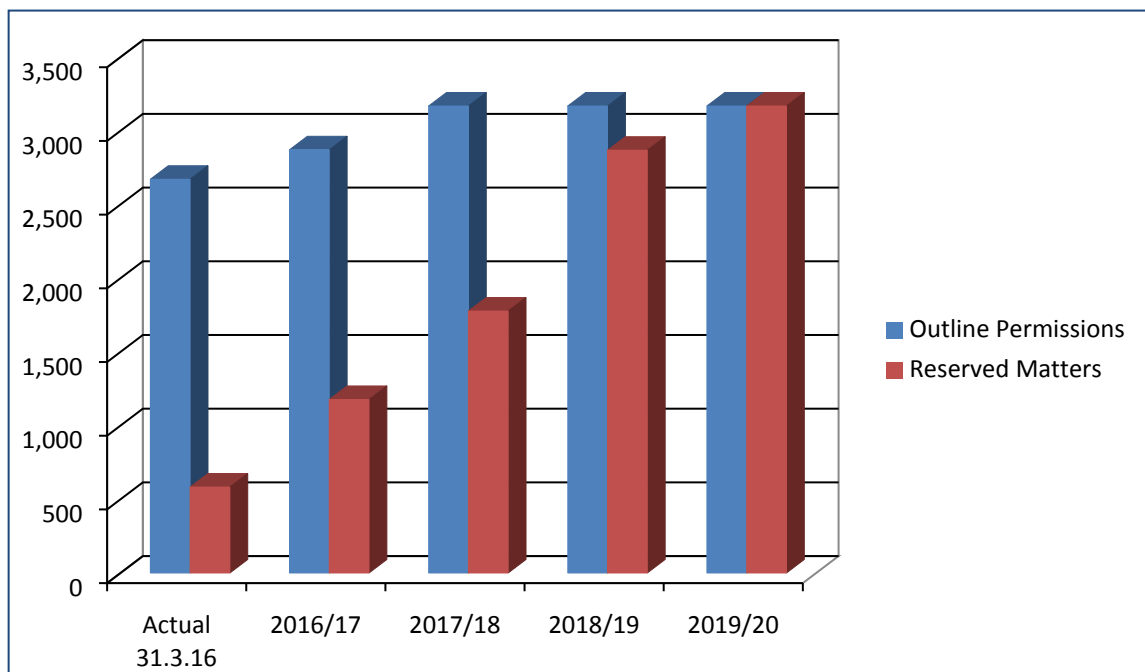


2.4 Strong market activity for commercial sites, particularly in Preston East, has led to an increase in the forecast receipts on two sites. As a result of this, it is expected that there will be a significant grant payment which should see the £37.5m 'grant cap' being achieved in 2020/ 21, more than a year earlier than originally forecast.

3.0 Outputs

3.1 Under the City Deal, HCA has committed to delivering new housing on our sites and is working closely with developer partners to achieve this. The HCA Business and Disposal Plan (BDP) contains output forecasts around planning permissions and housing completions. Progress towards these targets is shown in paragraphs 5.2/3 below.

3.2 New homes consented for planning (As forecast in 2015-2018 BDP)



Graph 1: Outline and Reserved Matters planning permissions on HCA sites

- The HCA has already secured 2,871 Outline Planning permissions on our land and 1,177 Reserved Matters permissions have been secured by developer partners
- It is forecast that the HCA will secure the forecast 3,168 outline permissions by March 2018

3.3 In terms of new homes:

- 122 new homes have been completed on HCA sites to 3 November 2016



4.0 Risks, Emerging Issues and Milestones

4.1 The key milestones to be met by the end of this quarter relate to the:

- Submission of the Reserved Matters application for Cottam Hall Phase 3
- The signing of the s106 for Altcar Lane
- First completions on Croston Road South, and
- The completion of the deal at Preston Sector D

4.2 It is currently forecast that the HCA will achieve all of the milestones outlined above, and the HCA plan to market the Croston Road North and Altcar Lane sites early 2017.

4.3 As set out in 5.3 there have been 122 completions on HCA sites to date against a target of 192 completions by the end of March 2017. Therefore, over the next 4 months 70 new homes need to be completed for this to be achieved. We are monitoring the information from developers constantly and will report on the most update position at next Stewardship Board meeting. There have been some delays in commencement of developments due to planning, legal and technical matters.

4.4 The HCA are committed to new delivery approaches to help increase the number of new homes being built. We have identified Altcar Lane for Accelerated Construction, and are currently considering this approach on other City Deal sites. Starter Homes schemes are being worked up with LA partners which could bring new sites into the Deal and help increase delivery on HCA owned sites.



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CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: NO

Friday, 18 November 2016

Business and Delivery Plan - 6 Monthly Monitoring Report – 2016/17
(Appendices 'A', 'B' and 'C' refer)

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Executive Summary

This report provides an overview of how the City Deal Programme has performed during and up to 30th September 2016 (the first 6 months of Year 3). It provides both quantitative and qualitative information, and includes the 6 monthly monitoring return to Government. For ease of reference, the report has been divided into the following sections:

Section A: Housing

Section B: Commercial

Section C: Jobs

Section D: Private/Public Sector Investment

Section E: Infrastructure Delivery and Implementation Issues

Section F: Risk Management

Section G: Future Monitoring Activity

Recommendation

That the Executive and Stewardship Board:-

- (i) Approve the information contained in this report as part of the Monitoring Return to Government.
- (ii) Note the progress being made to deliver the development sites and infrastructure schemes.
- (iii) Agree to reallocate the £80,000 currently identified for the Blackpool Road Section of the Guild Wheel, to the Cannon Street Works instead, in order to enable the scheme to be completed, and the Blackpool Road improvement scheme be picked up as part of the longer term reinstatement works.
- (iv) Note the future monitoring activity and reporting as outlined in Section G.



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Background and Advice

The Preston, South Ribble and Lancashire City Deal is a 10 year Programme to provide key infrastructure in support of the delivery of 17,000 houses, over 1m sqm of commercial floorspace and around 20,000 jobs.

Monitoring metrics have been agreed between Government and the City Deal Executive and Stewardship Board (E&SB) in order to monitor progress and manage risk. The primary purpose of this report is to set out progress against the Core and Supporting metrics and these are reported in tables 1-5 below.

Over the last six months, a significant amount of work has been undertaken to review the housing and commercial site delivery assumptions made at the outset of the Deal. Revised projections have been endorsed by the CD E&SB and these have therefore been used as the baseline for assessing performance in the current year.

The content of this report has been contributed to, and considered by, a number of City Deal working Groups, including the Monitoring Group, Infrastructure Delivery Steering Group, Project Team and Programme Board.

SECTION A – HOUSING

Housing Outputs

The table below shows progress against Year 3 Core and Supporting Housing output targets (for the first 6 months) and provides an overall cumulative position to date.



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Table 1

Outputs – 2016/17	6 month Trajectory	6 month Actual	Variance	All Years Cumulative Actual	All Years Cumulative Variance
Total number of Housing units completed*	396	366	-30	1,965	+345
Total number of Housing units consented for planning	Outline – 200 Reserved – 312 Full - 48	Outline – 200 Reserved – 312 Full - 48	0	Outline – 7403 Reserved – 3335 Full - 1710	-
Total number of Housing units submitted for planning	Outline – 600 Reserved – 410 Full - 2	Outline – 600 Reserved – 410 Full - 2	0	Outline – 7787 Reserved – 3893 Full - 2004	-
Number of HCA sites submitted for planning permission	2	2	0	13	0
Number of HCA sites granted planning permission	2	2	0	13	+2
Number of HCA sites where construction is actively taking place (Cumulative year on year)	5	5	0	5	0
Total number of housing unit completions on HCA sites	35	46	+11	126	-3

*Figure includes housing units where no income was generated for the purpose of paying into the IDF.

Housing Unit Completions

Overall, since the start of the Deal period, there have been 1,965 **housing completions** versus a target of 1,690. During 2016/17 (first 6 months), 366 completions have been achieved against a forecast of 396 (92.4% of the forecast total).

Achievement in the first six months can be largely attributed to the number of housing completions in Preston, which amount to 326 against a trajectory of 277. The first six months have seen particularly strong delivery in Preston, largely by volume housebuilders in the North West Preston Strategic Location and at Cottam.

In South Ribble, 40 units have been completed in the first six months of 2016/17 against a trajectory of 119 units. The sites where completions have not come forward at the rate planned are Wheelton Lane, Arla Dairy and a range of smaller sites. Developers are thought to be regulating the flow of development so as not to flood the market, in a bid to secure house sales at the desired rate and price.

The variance between the delivery in Preston and South Ribble could be attributed to the fact that much of the delivery in North West Preston and at Cottam is on Greenfield land, which is easily accessible compared with South Ribble, where there are a number of key sites that either involve the need for site works or have accessibility



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issues. The large amount of land with planning permission available suggests that the pool of developers operating across both South Ribble and Preston are picking the easier sites to develop, most of which are currently in Preston.

Housing Units Submitted for Planning

From the **planning perspective**, and inclusive of Year 0 (2013/14), a total of 9,791 **housing units** have been **submitted** for planning (including outline, reserved and full). This is in line with the updated housing delivery programme and reflects that some of the more complex sites, such as Pickerings Farm, Moss Side Test Track and Croston Road, haven't yet come forward, for a variety of reasons set out below:-

- Site specific technical issues i.e. ransom strips, landowners not wishing to sell because of perceptions that they can achieve higher land values than the market can withstand.
- Uncertainty over 'Starter Homes', prolonged by the delay by Government in introducing secondary legislation which will provide clarity
- Implications of CIL have still not been fully understood and assessed

However, in recent months there has been a lot of intervention work undertaken to de-risk these sites and good progress is being made towards getting the sites closer to the submission of planning applications.

Housing Units Consented

The total number of **consents** to date is 9,113 (including outline, reserved and full permissions). This is in line with the updated housing delivery programme and provides reassurance that the partners are taking a proactive approach to consenting new development across the City Deal area.

Housing Site by Site Delivery (Appendix A)

To support the metrics above, a site by site analysis has been undertaken across the full range of City Deal sites (see appendix). The intention is to develop a full picture of the progress of each site at both the pre and post construction phases. It also informs the updated finance model in terms of when the various income streams e.g. developer contributions, are likely to be paid into the IDF.

The information in the appendix tells us that:-

Of the 79 housing sites (excluding unnamed sites), 20 are under construction and 14 are progressing well. A further 6 are under construction but build out rates are currently slower than anticipated and are being monitored accordingly (ragged amber in the appendix).

Of the remaining 59 housing sites, 15 have pre-construction milestones in the current year and are progressing well.



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In terms of the HCA sites, there have been a significant number of milestones achieved between April – September 2016. Some of these milestones include the formal commencement of Story Homes on Cottam Hall Phase 2, which will deliver a 283 unit scheme. Taylor Wimpey completed 24 new homes at Phase 1 at Whittingham Hospital and Barrett Homes at Cottam Hall Site K completed just over half of the 104 new homes to be delivered, with 47 sales completed by the end of July. Story Homes formally commenced on site at Eastway after the reserved matters application was approved. Miller Homes commenced on site at Croston Road South and outline planning permission was secured for Altcar Lane for 200 new homes, including 80 Starter Homes. Altcar Lane will be one of the first HCA sites to be delivered via Accelerated Construction.

Notable progress has been made with a number of other sites as follows:-

- Pickerings Farm – Masterplan and design code expected to be completed by July 2017.
- Moss Side Test Track – Masterplan being submitted to planning committee in November 2016.
- Croston Road South (Southern Section) – Construction underway – Miller Homes.
- North West Preston - Equalisation work nearing completion and developer activity promising.
- Maxy House Farm – build out rate is faster than anticipated.



SECTION B – COMMERCIAL FLOORSPACE

Table 2

Outputs – 2016/17	6 month Trajectory	6 month Actual	Variance	All Years Cumulative Actual	All Years Cumulative Variance
Commercial floorspace consented (sq. m)	1,500	1,500	0	20,942	-101,004
Commercial floorspace completed (sq. m)	29,512	27,741	-1,771	34,684	+189
Quantity of Commercial floorspace from identified and agreed Employment sites submitted for planning	19,021	19,021	0	111,516	-18,757
Total number of new floorspace completed on HCA sites	0	0	0	0	0

Commercial Floorspace Completions

For Year 3, first 6 months targets there have been 27,741 sq m of **commercial floorspace completions** against a target of 29,512 sq m.

It should be noted that these early targets were relatively modest and generally not on strategic sites where the bulk of future outputs will be generated. Nonetheless the first phase completion at Samesbury Enterprise Zone has provided a significant impetus to the completed floorspace, whilst the speculative completions at Red Scar and Momentum Business Parks have provided new commercial floorspace for occupiers of small units, aimed at start-ups and smaller businesses that have proved attractive to the market. The Bluebell Way site will not come forward for development in 2016/17, but is anticipated for completion in 2017/18.

Commercial floorspace consented targets have been achieved with 1,500 sq m of consents against a target of 1,500 sq m.

Only 1 property (the Market Hall within the Markets Quarter project) was scheduled to have a planning permission consented, which has been achieved.



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Commercial floorspace submissions.

Due to the phasing of the employment site completions in later years of the City Deal, there has been limited plans to be submitted but all 5 projects have been submitted for planning as per schedule.

Commercial Floorspace Site by Site Delivery (Appendix B)

A site by site analysis has also been undertaken on the commercial sites (see Appendix B). The analysis tells us that:-

Of the 14 projects with milestones in the first 6 months of 2016/17, 13 of these achieved their targets, leaving one site, (Bluebell Way) which will now be delivered in 2017/18.

12 projects have milestones within the second half of 2016/17, of which all are on schedule to achieve these as per programmed.

Notable progress has been made with a number of sites;

- Cottam Brickworks Supermarket: planning application submitted
- Bluebell Way commercial/retail development: conditional offer received
- Glover's Court office scheme, Winckley Square THI Scheme: significant site progress/enquiries being handled
- Horrockses: completion of phase 1 (Aldi)
- City Centre North: planning applications submitted for the Markets Quarter
- UCLan Engineering Innovation Centre: planning application approved and start on site imminent
- Samlesbury Enterprise Zone: first phase logistics/training centre built
- Cuerden Strategic Employment site: pre-application advice begun as per scheduled



SECTION C: JOBS

Table 3

Outputs – 2016/17	6 month Trajectory	6 month Actual	Variance	All Years Cumulative Actual	All Years Cumulative Variance
Jobs accommodated - Via commercial floorspace completions*	686	645	-41	806	+4
- Construction jobs connected to Capital Investment**	163	200	+37	863	+30

* Gross jobs based on an average of 43 sq m per job, as per CLG guidance.

** Based on one job per £86,945 of capital investment

Jobs Outputs

Related to commercial floorspace outputs, jobs outputs are above the forecast cumulative target up to 2016/17 and have performed well since the start of the Deal with 806 being achieved against a forecast 802.

SECTION D – PUBLIC/PRIVATE SECTOR INVESTMENT

Table 4

Outputs – 2016/17	6 month Trajectory	6 month Actual	Variance	All Years Cumulative Actual	All Years Cumulative Variance
Public Sector Investment (to support Infrastructure programme)	£14.18m	£17.39m	+£3.21m	£55.087m	+£8.334m
Private Sector Investment (to support infrastructure programme)	£2.3m	£0.124m	-£2.17m	£9.185m	-£5.371m
Pension Fund	-	-	-	£55m	-



Public/Private Private Sector Investment Outputs

In 2016/17 Q1 & 2 a combined total £17.51m of public and private sector investment has been invested in transport infrastructure, which has resulted in the achievement of the infrastructure milestones in Section 6 below and the construction jobs referred to in Table 3 above.

SECTION E: INFRASTRUCTURE DELIVERY

Progress towards infrastructure, sustainable transport infrastructure and community infrastructure outputs are reported upon fully in the quarterly monitoring spreadsheet (attached as Appendix C). However the Stewardship Board Agreement includes specific infrastructure targets as Supporting outputs for which a summary update on 2016/17 milestones is provided in table 5 below.

Table 5

Infrastructure Programme	2016/17 Target (Q1 + Q2)	2016/17 Actual (Q1 + Q2) Up to and including September 2016
A6 Broughton Bypass (M55 J1 & M6 J32 improvements)	Construction Underway	Construction Underway. Completion date revised to August 2017.
Preston Western Distributor	Outline Business Case Submitted Planning application submitted Planning Application determined	Planning Application Submitted. OBC to be submitted and Planning Application to be determined by end of March 2017.
Penwortham Bypass	Consultation completed	Consultation complete. Planning application submission date revised and expected to be December 2016 and determination date revised to Q1/Q2 2017.



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		Detailed design ongoing and land negotiations commenced.
A582 South Ribble Western Distributor Dualling	Ongoing concept design	Route adopted and approved. Preparation of the planning application underway, submission expected be in Q4.
Public Transport Priority Corridor	2015/16 Target (Q1 + Q2)	2015/16 Actual (Q1 + Q2) Up to and including September 2015
Broughton-Fulwood (North of M55)	Scheme Design under development	Scheme design nearing completion. Scheme re-programmed to follow the completion of the Broughton Bypass.
Longridge/Grimsargh/Ribbleton/City Centre	Concept Design preparation	Scheme to be reprogrammed to enable a strategic masterplanning exercise to be undertaken for all of the corridors.
Fishergate Central Gateway	Phase 2 completed.	Phase 2 completed. Phase 3 in design stage.
Winckley Square THI (includes Cannon Street)	Cannon Street Scheme Complete.	Cannon street scheme slightly behind schedule but delivery timescales being reviewed. Expected completion 2017.



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	Phase 1 property refurbishment commenced.	Property Refurbishment and Glovers Court – agent appointed, works commenced on site.
Hutton to Higher Penwortham/City Centre	Consultation complete. Concept design approved.	Consultation completed. Scheme delivery to be reprogrammed to enable a strategic masterplanning exercise to be undertaken for all of the corridors.
North of Lostock Lane (New Hall Lane)	Construction underway	Construction underway
South of Lostock Lane	Consultation complete. Concept design approved.	Consultation expected to take place in Q3. Scheme to be reprogrammed to enable a strategic masterplanning exercise to be undertaken for all of the corridors.
Bamber Bridge /City Centre	Construction on site commenced.	Construction underway.
Community Infrastructure	2015/16 Target (Q1 + Q2)	2015/16 Actual (Q1 + Q2) Up to and including September 2015
East Cliff Cycle Link	Planning application determined.	Planning application for the bridge submitted, decision awaited. Land and Property negotiations



		underway Funding proposal being submitted to E&SB on 18 th November in respect of the Cycle Link (see table 6 below).
St Catherine's Park	Scheme Complete.	Scheme Complete.

Implementation Issues

The table below provides an update for the E&SB on implementation issues discussed at previous meetings and also includes new issues that have arisen since the last meeting. It should be noted that a number of these are emerging issues and further investigation is required to establish the full implications and potential mitigation. These will be reported in greater detail at the E&SB in November.

Table 6

Scheme/Issue	Update/Latest Position	Recommendation
<p>Pickerings Farm - Link Road cannot be progressed to design stage until bridge options have been determined and funding issues resolved.</p> <p>Arrangements will need to be in place prior to detailed masterplanning being completed.</p>	<p>A number of meetings have now been held with Network Rail and progress on the site is reliant on an agreement being reached with them regarding a new bridge at Bee Lane. Network Rail has identified an agreed technical way forward but discussions are ongoing in relation to cost implications.</p> <p>A meeting was held between SRBC, LCC, HCA and Network Rail in early September where it was agreed that additional information would be provided to Network Rail on highways aspects with a view to another meeting being held in the Autumn.</p>	To be noted.
<p>Croston Road Spine Road – Land acquisition relating to the delivery of the</p>	<p>The delivery of the spine road will now be undertaken in phases as and when the land negotiations have concluded for each section. Work on the</p>	To be noted.



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<p>full spine road is more complex than originally anticipated and have not yet concluded.</p>	<p>first section of the road that provides access to the Northern site is due to commence imminently.</p>	
<p>Fishergate Winckley Square THI – Cannon Street</p>	<p>Scheme costs now confirmed leaving a £79,000 shortfall. A maximum sum of £271,487 is available from the THI programme for public realm works.</p> <p>The public realm works are an approved part of the Townscape Heritage Initiative (THI) programme that the Heritage Lottery fund (HLF) will require to be delivered. The investment in the public realm is critical to ensuring the delivery of the property improvement schemes for the street which forms another key element of the THI project.</p> <p>It is proposed to use the monies (80,000) identified for the Guild Wheel Improvements works at Blackpool Road, as this section of the Guild Wheel will be used as the haul road for the construction of the PWD and as such it would not be appropriate to upgrade the link in this location at this time. It is likely that this link will be improved as part of either reinstatement works or as a new link as part of the proposed outer Guild Wheel loop.</p>	<p>That the £80,000 identified for the Guild Wheel – Blackpool Road works, be reallocated to enable the Cannon street works to go ahead.</p>
<p>East Cliff Cycle Link and Bridge</p>	<p>The cost of this scheme is being reviewed. There is a possible shortfall in funding. The cycle link is currently</p>	<p>To be noted.</p>



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	being designed which will confirm how much money is required to deliver the scheme, at which point a report will be brought to the E&SB for consideration.	
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SECTION F: RISK MANAGEMENT

The key City Deal Programme risks are being managed primarily through a rolling 3 year Infrastructure Delivery Plan and through rigorous project management methods.

The Executive and Stewardship Board is aware that national policy changes and challenges have the potential to impact upon the commercial and housing market, and ultimately the delivery and sale of housing in the City Deal area. Expert advisors are retained by the City Deal partnership to ensure that local mitigation measures against potential adverse effects are fully explored. Part of this mitigation is working with HMG and HCA in helping to deliver their planning-led housing market policies, in particular accessing Starter Homes finance and funding opportunities and the potential for Direct Delivery.



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Planning Risk

Risk	Mitigation	Update
<p>Planning Framework</p>	<p>Central Lancashire Core Strategy</p> <p>Local Plan Preston & South Ribble</p> <p>Community Infrastructure Levy (CIL)</p> <p>North West Preston development sites Masterplan</p> <p>City Centre Action Plan</p> <p>Site masterplans for large sites</p>	<p>Action Plan now adopted</p> <p>Consultation on the Altcar Lane masterplan has been completed, and outline planning consent is in place.</p>
<p>Planning permissions not being consented and/or progressed through the planning system sufficiently quickly</p>	<p>Planning consents in place</p> <p>Milestones in place for all housing and commercial sites</p> <p>Progress on the discharge of conditions for large housing site planning applications</p>	<p>Consents in place for 9, 113 units</p> <p>Ongoing monitoring in place to progress complex land deal negotiations and site specific matters such as ransom negotiations; or need to secure access</p> <p>Work is ongoing as part of the Housing and Planning Delivery Action Plan.</p>
<p>Planning officer capacity</p>	<p>Housing Zone status Established Preston City</p>	<p>City Living Strategy commissioned</p> <p>Site specific reports commissioned</p>
<p>Infrastructure</p>	<p>NW Preston Infrastructure Group established</p>	



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Commercial risks

Risk	Mitigation	Update
Planning support	Enterprise Zone Local Development Order Cuerden employment site Masterplan approved/SRBC's Site Allocations Plan approved	No planning related issues Planning application submission on track
Low commercial values	City Deal Marketing & Communications Strategy LEP-wide strategic marketing activity	Implementation of strategic marketing activity. Ongoing marketing activity
Supply phasing	Partner working groups, partnerships and alliances have been formed to share market intelligence and support the phasing of development activity	Preston North East Outline Development Study produced with commercial land owners
Investor awareness	City Deal Marketing & Communications Strategy in place	City Deal Marketing & Communications Strategy continues to be implemented.



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Delivery risks

Risk	Mitigation	Update
HCA site delivery	HCA streamlined site disposal processes.	Continuing work with agents Direct commissioning/ Accelerated delivery being considered for certain sites e.g. Altcar Lane.
Site take-up/market demand is slower than anticipated	HCA sites are being de-risked via a package of measures eg. title due diligence, securing planning, engagement with agents/legal team	Additional HCA Resources to support the delivery of key strategic sites.
	Regular soft market testing	Sensitivity testing ongoing to identify potential implications on broader economic trends.
	City Deal Investor and Developer Forums	A programme of Investor Awareness activity programmed
Housing and commercial construction and skills capacity	LEP Skills Hub established	Skills Action Plan Produced/Metrics agreed Central Lancs Employment & Skills SPD drafted
	Construction Hub established	First 'buyer' event held



Policy & Political risks

Risk	Mitigation	Update
New Homes Bonus/CIL/NNDR Policy change – risk of Government policy change may reduce resources	Negotiation between Government, the LEP and CD local authorities Starter Homes/Direct Commissioning	Initial impact analysis undertaken. Announcement from Government awaited.
Political administration change	Respective Cabinets for each of the 3 CD local authorities endorsing the City Deal City Deal governance arrangements	Member briefings to be held in 2017.
Uncertain market place brought about by 'Brexit'	Monitoring arrangements by E&SB	

SECTION G: FUTURE MONITORING ACTIVITY

The monitoring activity undertaken by the Monitoring Group, is kept under constant review, to ensure that processes are as streamlined as possible and the presentation of the information is easily understood. This is the first time that qualitative information on the housing and commercial sites has been brought together with the quantitative information on the core/supporting outputs and it is acknowledged that there is a huge amount of information to both collate and digest. A lot has been learnt throughout the process and in future it is hoped that the process can be made leaner, by having early 1:1's with the planning officers and cutting down on the number of forms to be completed.

In addition, in order to ensure that the E&SB and the working groups receive the information in a timely way, it is proposed to hold the various working group meetings (IDSG,PT,PB) closer to the E&SB meetings, giving a longer period of time to refine and finalise the information before it makes its way through the formal governance channels.

Work is also underway to improve the way in which the information is presented. For example, by adopting a data dashboard approach, thereby providing the most important pieces of information in a more visual way, on a single sheet of paper.

Finally, the E&SB is asked to note that work is underway to put more robust monitoring arrangements in place to capture social value on a project by project basis and that, at the next 6 monthly reporting period, information relating to the employment and skills metrics will also be provided.

HOUSING SITES EXPECTED TO BE UNDER CONSTRUCTION BY 30TH SEPTEMBER 2016

APPENDIX A

<u>Site</u>	<u>Total No of Units expected</u>	<u>Total completed to date (30/09/2016)</u>	<u>Number of units expected in 2016/17 (KM Trajectory)</u>	<u>Number of units expected in the first 6 months of 2016/17 (KM Trajectory)</u>	<u>Number of units completed in the first 6 months of 2016/17</u>	<u>RAG</u>	<u>Comment</u>
Cottam Hall (Site K)	104	51	30	15	13		Following initial workforce issues, the site is now progressing as expected.
Cottam Hall (Phase 2)	283	9	20	5	9		Build out progressing faster than anticipated.
North of Eastway	300	0	0	0	-		Works have commenced on site a year earlier than anticipated.
Hoyles Lane	350	24	0	0	3		Build out progressing faster than anticipated.
Maxy House Farm	288	42	45	22	34		There are 2 developers on site (Wainhomes and Bellway) the site is progressing faster than expected.
Haydock Grange	420	43	45	30	18		Build out slower than Keppie Massie projection however the yearly average is usually around 30 units per year.
Lightfoot Lane (Phase 1a)	21	18	0	0	7		Build out progressing faster than anticipated.
Lightfoot Green Lane	125	0	8	4	0		The developer has been on site since the beginning of the year completing preparatory works however there has been no housing completions.
Rear of RC Primary School	22	6	13	5	6		Progressing as expected.
Whittingham Hospital (full site)	650	29	30	15	24		Build out progressing faster than anticipated.
Land South of Whittingham Road	78	55	40	20	33		Build out progressing faster than anticipated.

<u>Site</u>	<u>Total of Units expected</u>	<u>Total completed to date (30/09/2016)</u>	<u>Number of units expected in 2016/17 (KM Trajectory)</u>	<u>Number of units expected in the first 6 months of 2016/17 (KM Trajectory)</u>	<u>Number of units completed in the first 6 months of 2016/17</u>	<u>RAG</u>	<u>Comment</u>
167 Yewtree Avenue and 88 Fir Tree Avenue	7	0	7	0	0		Construction has commenced and is on programme to be completed in the next 6 months.
Land off Forest Grove, Barton	63	62	23	10	22		Build out progressing faster than anticipated. Site to be completed in the next few months.
Land off Ribblesdale Drive, Grimsargh	70	5	0	0	5		Construction has started and progressing faster than expected. The developer has also received permission for a phase 2.
Tetrad, New Hall Lane	189	64	26	13	13		On programme.
Jubilee Trading Estate, Fylde Road	64	47	34	17	17		On programme.
Spar Dist' Depot, Blackpool Road	23	0	23	11	0		This site was expected to deliver 11 houses by this point but construction has not commenced. Planning permission was granted in January 2016 for 35 dwellings and 6 apartments, however the planning conditions were only discharged in September 2016 and therefore construction couldn't commence. It is likely that construction will start in the next few months.
6-16 Marsh Lane	20	0	20	10	0		The planning permission for this site has now expired and is now dependant on a developer applying for a new planning permission.
Re-use of empty homes	975	22	80	40	22		Keppie Massie have not projected number for re-use of empty homes. The Planning authority advises that 80 units will be brought back into use each year.

Milestones

PS – Pre-Construction Stage **OS** – Outline Planning Application Submitted **OA** – Outline Planning Application Approved **RS** – Reserved Matters Planning Application Submitted **RA** – Reserved Matters Planning Application Approved **FS** – Full Planning Application Submitted **FA** – Full Planning Application Approved **DP** – Discharge of Planning Conditions **CS** – Construction Starts **C/O** – 1st House Completed/Occupied **SC** – Site Complete

Site

		<u>date</u> <u>(30/09/2016)</u>	<u>expected in</u> <u>2016/17 (KM</u> <u>Trajectory)</u>	<u>expected in</u> <u>the first 6</u> <u>months of</u> <u>2016/17 (KM</u> <u>Trajectory)</u>	<u>completed in</u> <u>the first 6</u> <u>months of</u> <u>2016/17</u>		
HOUSING SITES AT PRE-CONSTRUCTION STAGE							
Additional Preston	100	200	200	100	100		This is an estimated figure. There will be a full review at year end however, there are no concerns as to reaching the target.
Wateringpool Lane	80	39	35	15	28		Developer building out faster than anticipated.
Wheelton Lane (Southern Section) Phase 1	234	107	50	25	5		Construction is underway. The build out rate is slower than expected.
Arla Dairy, School Lane	209	157	54	34	2		Construction is underway. The build out rate is slower than expected.
Moss Lane (South of Southern Section)	175	0	16	-	-		Construction has started therefore it is likely the developer will build out the projected target in the next 6 months.
Small sites with planning permission	326	0	52	26	0		Information not yet available.
Small sites identified in the SHLAA	121	0	12	6	0		
Large sites under construction	84	63	10	9	0		

		<u>Predicted Milestones in order to meet projected build</u>		
<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Cottam Hall (Phase 3)	-			The site has outline permission for the full site, the site will come forward in phases. Unit numbers for each phase will be clarified when a reserved matters planning application is submitted.
Cottam Hall (Phase 4)	-			The site has outline permission for the full site, the site will come forward in phases. Unit numbers for each phase will be clarified when a reserved matters planning application is submitted.
Cottam Brickworks	45			The developer was consented planning permission in 2008 to build apartments and retail, the permission has now expired. The developer has submitted a new planning application for the retail element only. The developer has not reapplied for the residential element. The HCA are having ongoing discussions.
North West Preston	2,863			This is a balancing figure for North West Preston.
Eastway	140	RS	RA	Hollins have sold the land to Barratts and the reserved matters application has been submitted and is likely to be approved in the next 6 months.
Lightfoot Lane (Phase 1b)	309			No milestones this year.
Lightfoot Lane (Phase 2)				No milestones this year.
Sandyforth Lane	182		FA	Full planning application has been submitted, it is likely to be approved in the next 6 months and works expected to start in year 4 aligning with Keppie Massie projections.
Tulketh Mill, Balcarres Road	-			No live permission.
Land North of Tom Benson Way	30			No live permission.
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Land North of D'urton Lane	112			The developers has received full planning permission for the site, works are anticipated to start in year 4 aligning with Keppie Massie projections.
Land rr 122-152 Hoyles Lane	48			The developers has received full planning permission for the site, works are anticipated to start in year 5 aligning with Keppie Massie projections.
Whittingham Hospital (Phase 2)	650 (full site)			The site has outline permission for the full site, the site will come forward in phases. HCA are working on disposing the land.
Whittingham Hospital (Phase 3)				The site has outline permission for the full site, the site will come forward in phases. HCA are working on disposing the land.
Whittingham Road (Ridings Depot)	220	RS	RA	The reserved matters planning permission has been submitted and is programmed to be approved in the next 6 months.
Inglewhite Road	190		RS,RA	The developer received outline planning permission in 2014 but has now submitted a new outline planning permission for a variation of conditions and therefore it is likely that the developer will submit the reserved matters application in the next 6 months.
Fire & Rescue HQ, Garstang Road	40			No live permission.
Eastway Nurseries, Eastway	12	RA		The site has been granted planning permission for 12 units and works are likely to start in year 4 aligning with the Keppie Massie projections.
Sharoe Green Hospital	55			This site received planning permission and works had started on site prior to City Deal however the developer stopped works. The HCA are in discussions with the land owner for works to recommence.
2 Black Bull Lane	-			No live permission.
Parker Street	50			No milestones this year. This site is likely to come forward in the next few years aligning with Keppie Massie's projections (2019/20)
Goldenhill School, Cromwell Road	20	FA	DP/CS	Full planning application for the site has been approved and is on programme for construction to start in the next 6 months.
Tulketh Sports College, Tag Lane	44			This site needs permission from the Department of Education to dispose of the playing fields and therefore has caused some delays. However there is no concern at present as works are not due to start until 2018/19.
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Brethrens Meeting Rm, Egerton Road	12			No milestones this year.
Argyll Road Depot	300			Site under review.
Skeffington Road/Castleton Road	38			No live permission.
Deepdale Mill	28			No live permission.
Shelley Road/Wetherall Street	27			No live permission.
Stagecoach Bus Depot, Selbourne Street	32			No live permission.
Site Formerly Truro Place	14			No live permission.
Ashton Basin Tulketh Brow	12			No live permission. It is anticipated that there is little interest in the site as there is an access issue due to the site being near a canal.
Pickerings Farm	1350	PS	PS	Key issues identified as access over west coast mainline and Cross Borough Link. A Steering Group has been established and is meeting to address these issues. Discussions with appropriate stakeholders including Network Rail progressing well. Masterplan and Design Code to be progressed, taking into account these issues, due to be completed July 2017.
Vernon Carus (Phase 1)	385			A Public Inquiry is scheduled to be held in January 2017, following this the planning conditions are likely to be discharged in April 2018 with works commencing on site in 2018/19.
Vernon Carus (Phase 2 & 3)				
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
South of Longton Hall – Chapel Lane	80			No live permission.
Land off the Cawsey	75	SC		Site complete.
Land off Liverpool Road, Hutton	46	FA		The developer has received planning permission for the site but construction is not due to commence until 2018/19.
Land off School Lane, Longton	69			No milestones this year. Site to be kept under review.
Lostock Hall Gasworks	281			The planning conditions for outline have been discharged however they are still outstanding for the reserved matter application.
Land at Longton Hall, South of Longton Hall	48			No live permission.
Lostock Hall Primary, Avondale Drive	20			This site coming forward is reliant on LCC disposing of the asset, once this is complete the Planning authority will be able to predict an accurate timeline.
Gas Holders	25			No milestones this year. The site is not anticipated to commence until 2019/20.
Land off Claytongate Drive	60			No milestones this year. The site is not anticipated to commence until 2019/20.
Moss Side Test Track	750	PS	PS	The draft masterplan will be submitted to the planning committee in November 2016, there will then be consultation of the draft masterplan from November 2016 to January 2017. The outline planning application is anticipated to be submitted in May 2017.
Moss Lane Heatherleigh – North of Northern	400			No milestones this year. The outline planning permission has been approved, the reserved matters application is anticipated to be approved in 2017/18 with works due to commence in 2019/20.
Moss Lane Heatherleigh – South of Northern	122			There are active discussions ongoing with the landowner(s). Options for the delivering the site are currently being explored.
		<u>Predicted Milestones in order to meet projected build</u>		<u>Comment</u>

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	
Moss Lane Heatherleigh – North of Southern	175			There are active discussions ongoing with the landowner(s). Options for the delivering the site are currently being explored.
Altcar Lane (Phase 1)	180	OA		The outline planning application has been approved subject to a s106 being negotiated for 200 new homes, including 80 started homes and a condition that the developer includes a range of training opportunities throughout the construction of the site. Altcar lane will be one of the first HCA sites to be delivered via direct commissioning.
Altcar Lane (Phase 2)	260	OS	OA	The outline planning application has been submitted, the developer is due to attend the November/December committee, dependant of the outcome at the committee the outline planning application could be approved in the next 6 months. The reserved matters planning application will be submitted next year.
Rear of Dunkirk Mill	47			No milestones this year. Site clearance works were completed earlier on in the year but construction is unlikely to commence before 2019 aligning with Keppie Massie's projections.
Grasmere Avenue	160	RS,RA		The reserved matters planning application has been approved but works are not due to start on site until 2019.
Roadferry Depot	80	RS	RA,DP, CS	The reserved matter planning application has been submitted, the decision and the discharge on planning conditions are pending approval. Dependant on the decision works could commence in the next 6 months.
Dunkirk Mill	35			No milestones this year. Site clearance work were completed earlier on in the year but constructions is unlikely to commence before 2019 aligning with Keppie Massie's projections.
Land off Brindle Road (Phase 1)	110			There has been no submission of a planning application and therefore the Keppie Massie projections of works commencing in 2017/18 is unlikely.
Land off Brindle Road (Phase 2)	140			There has been no submission of a planning application and therefore the Keppie Massie projections of works commencing in 2017/18 is unlikely.
Coupe Foundry	80			No milestones this year. It is anticipated that the developer will be submitting a new planning application in 2017 with works due to commence in 2019/20 aligning with Keppie Massie's projections.
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Land off Browndge Road	60			No milestones this year. Pre- application works are not due to start until 2020/21 aligning with Keppie Massie's projections of work commencing in 2023/24.
Wesley Street Mill	190	RS	RA	The reserved matters planning application has been submitted and is due to be presented at the November committee, dependant on the outcome the application could be approved in the next 6 months.

COMMERCIAL SITES EXPECTED TO BE UNDER CONSTRUCTION BY 30TH SEPTEMBER 2016

APPENDIX B

<u>Site</u>	<u>Total No of Floorspace expected (sq m)</u>	<u>Total completed to date (30/09/2016)</u>	<u>Floorspace expected in 2016/17 (KM Trajectory)</u>	<u>Floorspace expected in the first 6 months of 2016/17 (KM Trajectory)</u>	<u>Floorspace completed in the first 6 months of 2016/17</u>	<u>RAG</u>	<u>Comment</u>
Winckley Square – Phase 1 (Glovers Court)	330	0	0	0	0		The development is expected to be completed in Nov 16 and agents have already received interest from occupiers.
Horrockses – Phase 1 (Aldi)	1,725	1,719	1,725	1,725	1,719		Site complete.
Red Scar	1,300	1,300	0	0	1,300		Site complete.
South Rings – Phase 1 (Light Industrial Units)	4,602	4,602	2,722	2,722	2,722		Site complete with multiple occupation.
Samlesbury EZ – Phase 1 (Training Facility/Logistics)	22,000	22,000	22,000	22,000	22,000		Both properties completed and awaiting occupation.

COMMERCIAL SITES AT PRE-CONSTRUCTION STAGE

<u>Site</u>	<u>Total amount of floorspace</u>	<u>Predicted Milestones in order to meet projected build</u>		<u>Comment</u>
		<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	
Eastway	8,425		11	Planning consent has been received. The leasehold/freehold contract will be signed in the next 6 months.
Cottam Hall – Phase 1 (Supermarket)	6,105	6	7,13	The planning application has been submitted to Preston City Council, dependant on the decision the developer could to be on site before the end of March 17.
Cottam Hall – Phase 2	1,380			No milestones this year. Construction is not due to commence until 2018.
Whittingham Hospital	1,500			Marketing is currently on hold as the disposal method for the site is currently being reviewed. There is also a connection between the employment site and phase 2 residential site, as the access needs to be delivered through the residential scheme to allow for the commercial site. The plan is to start marketing the commercial site before end of Dec 16.
Preston East – Phase 1	167,220		11	The leasehold/freehold contract will be signed in the next 6 months.
Bluebell Way	8,175	2,5,10	6,3,11	Discussions regarding supporting a planning application (ie. surveys etc) have commenced. A planning application is expected to be submitted in the next 6 months and approved later next year. Freehold contract now anticipated to be signed by June 2017, but dependent upon contract negotiations. Keppie Massie consider development by 2016/17, but now likely to be in 2017.
Preston CBD	18,580	10		An agent has been appointed for the Staples site. Works are not anticipated to commence until 2018 but is market dependant.
Winckley Square – Phase 2 (Winckley Square)	-			The landowner has started to engage with the City Council with regards to essential repairs to the property but there are no schemes currently being considered and no known engagement with developers. The building could also be occupied for residential purposes.
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total amount of floorspace</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Winckley Square – Phase 3 (Winckley Square, Guild House, Guildhall Street)	-			Expressions of interest have been received for the disposal of the properties. It is not likely that disposal will be for commercial purposes.
Horrockses – Phase 2 (Retail)	418			No milestones this year. Development not anticipated to commence until 2017.
Horrockses – Phase 3 (Mixed Use)	7,432			No milestones this year. Development not anticipated to commence until 2019.
City Centre North – Phase 1 (Bus Station)	-	6,7,11	13	The planning application has been approved and works to the concourse is anticipated to start in November.
City Centre North – Phase 2 (Markets Quarter)	-	6,7	13	The planning application has been approved and works due to commence on site in the next 6 months.
City Centre North - Phase 3 (Cinema)	6,882	6	7	Planning application has been submitted and it is anticipated that it will be approved in the next 6 months.
City Centre North - Phase 4 (Guild Hall)	-	6	7,13	The planning application has been submitted and it is anticipated that it will be approved in the next 6 months and works will commence on site.
UCLan – Phase 1 (Advanced Engineering Building)	6,000		13	The project is on programme with works anticipated to start in the next 6 months.
UCLan – Phase 2 (Student Support Centre)				No milestones this year.
Cop Lane, Penwortham	3,251	1	12	Pre-application advice has been provided and an application is expected in October that should be determined within 12 weeks. One of the pre-commencement conditions has already begun (ie. demolition of buildings on site).
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Pickerings Farm	2,787			Work is currently being undertaken on technical studies and the formulation of a masterplan for the entire site. This will need to be consulted on and endorsed by SRBC. This will likely happen by Spring 17 and the outline application will follow approx. Summer 17. Keppie Massie consider only limited commercial development will be brought forward in 2020.
Cuerden	175,518	1	6	Pre-application advice discussions have begun and a planning application is likely to be submitted in December.
Lancashire Business Park	69,451			No milestones this year. Construction is not due to start until 2023.
Moss Side Test Track	-			Landowner discussions have begun regarding the development of a Masterplan.
South Rings – Phase 2 (Office Park Extension)	7,597			No milestones this year. Construction not due to commence until 2018.
Samlesbury EZ – Phase 2 (Manufacturing Units)	90,000			No milestones this year.

Milestones

1 – Pre-application advice given 2 – Outline planning application submitted 3 – Outline planning application approved 4 – Site disposal commenced 5 – Site disposal
6 – Full planning application submitted 7 – Full planning application approved 8 – Reserved matters planning application submitted 9 – Reserved matters planning
application approved 10 – Agent appointed 11 – Leasehold/Freehold contract signed 12 – Discharge of pre-commencement conditions 13 – Works commenced on
site 14 – First phase/unit built 15 – First occupier 16 – Site complete

Highways and Transport Hubs (T)	Milestones 1: Concept design complete 4: Outline business case submitted 7: Planning application determined 10: Detailed design and contract documents complete 13. Start on site	2: Consultation 5: Outline business case approved 8: commencement of land and property negotiation 11. Full business case approved 14. Site complete	3: Concept design approved 6: Planning application submitted 9: CPO/SRO confirmed 12: construction contract awarded
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Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
1	North West Preston	T01-01	A6 Broughton bypass (and M55 junction 1 and M6 Junction 32 improvement works 2013-15)	Dave Leung	LCC	4	6			Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	Following the approval of the E&SB on 30 th September, this scheme has been reprogrammed and will now complete in August 2017. Additional funding has also been approved by the E&SB to cover the additional costs reported.
1	North West Preston	T01-02	Preston Western Distributor (PWD)	Phil Wilson	LCC	4,6	7	5		No milestones met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED- milestone in next quarter unlikely to be met - could mean significant delay	Choose an item.	Concern that start/completion dates may be affected	The planning application was submitted in Q1 as programmed. The planning application was not determined due to further information being requested from the applicant. The planning application will be determined by the end of Q4. The outline business case will be submitted in Q4 fitting in with TfL programme of meetings.
1	North West Preston	T01-03	East West Link Road	Phil Wilson	LCC	6	7, 10	12, 13		No milestones met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	RED- milestone in next quarter unlikely to be met - could mean significant delay	Choose an item.	Concern that start/completion dates may be affected	The planning application was submitted in Q1 as programmed. The planning application was not determined due to further information being requested from the applicant. The planning application will be determined in Q4. Construction contract and start on site will not happen as programmed in Q3 as reported in the 2016/19 Business Plan. The dates are being reviewed.
1	North West Preston	T01-04	Cottam Parkway	Phil Wilson	LCC	2	3	4	5	Yes, Milestones met - (green) go to question 3	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	The concept was approved by Network Rail. Outline business case on programme for submission in Q3.
3	Preston City Centre	T03-01	Preston Bus Station – concrete repairs and car park refurbishment	Andrew Barrow	LCC	6	7, 10	13		Choose an item	Choose an item.	GREEN - no milestones	Choose an item.	Choose an item.	The planning application and listed building consent were approved. The detailed design and contract documents completed and construction contract was awarded. Works

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
															commenced on site on 26 th September ahead of schedule.
3	Preston City Centre	T03-02	Preston bus station – refurbishment and redevelopment of concourse	Andrew Barrow	LCC		6, 10	7, 13		No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	The planning and listed building consent applications were submitted in accordance with the programme in July 2016. The detailed design was completed however the contract documents will be complete in November.
3	Preston City Centre	T03-04	Preston bus station – on site highway works	Andrew Barrow	LCC	1	2,3, 6			No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	Choose an item.	No, finances are in place	No issues that could affect start/completion dates	The consultation and concept design has been completed. The planning application will be submitted in Q3.
3	Preston City Centre		Preston bus station – off site highway works	Andrew Barrow	LCC										
3	Preston City Centre	T03-07	Fishergate Central Gateway – phase 2	Phil Wilson	LCC		14			Yes, Milestones met - (green) go to question 3	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme complete.
3	Preston City Centre	T03-08	Fishergate Central Gateway – phase 3	Andrew Barrow	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	
3	Preston City Centre	T03-09	Fishergate/Winckley Square – P1 THI	Paul Crowther	PCC	13	14			No milestones not met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED- milestone in next quarter unlikely to be met - could mean significant delay	Finances are in place	Concern that start/completion dates may be affected	The Cannon Street element has been tendered and prices came back in excess of the budget available. Additional resources have been requested by PCC but as yet have not been quantified. It is proposed to use the monies (80,000) identified for the Guild Wheel Improvements works at Blackpool Road as this section of the Guild Wheel will be used as the haul road for the construction of the PWD and as such it would not be appropriate to upgrade the link in this location at this time. It is likely that this link will be improved as part of either reinstatement works or as a new link as part of the proposed outer Guild Wheel loop.

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
4	Penwortham and Lostock Hall	T04-01	Penwortham Bypass	Phil Wilson	LCC	2		6		No milestones met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	Concern that start/completion dates may be affected	This scheme has been re-programmed and approved by E&SB on 30 th Sept (as part of the Business and Delivery Plan). Submission of planning application planned for Q3 and determination now expected to be in Q1/Q2 depending on Development Control Committee Meeting cycle. Start on site date may need to be reviewed.
4	Penwortham and Lostock Hall	T04-06	A582 Tank Roundabout	Phil Wilson	LCC		14			Yes, Milestones met - (green) go to question 3	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme complete.
4	Penwortham and Lostock Hall	T04-07	A582 Pope Lane Roundabout	Phil Wilson	LCC	10	13			Yes, Milestones met - (green) go to question 3	Choose an item.	AMBER - milestone in next quarter may not be met but mitigating action already taken	Yes - please provide details	Concern that start/completion dates may be affected	Initial site preparatory work undertaken. Design issues relating to overhead power cables which are particularly low and require specific design and operational solutions. Costs likely to increase due to operational delivery constraints of the overhead power cables. Project to be re-programmed.
4	Penwortham and Lostock Hall	T04-08	A582 South Ribble Western Distributor (SRWD) dualling	Phil Wilson	LCC				6	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	Choose an item.	The scheme is currently on programme, the planning application is still on track to be submitted in Q4.
4	Penwortham and Lostock Hall	T04-09	Pickerings Farm Link Road	Nick Alderson	HCA				6	Choose an item	Not applicable - Previous quarter milestones achieved (green)	Choose an item.	Yes - please provide details	Concern that start/completion dates may be affected	No milestones in Q2 or Q3 Discussions are ongoing with Network Rail regarding a new bridge over the WCML and the associated cost implications for the City Deal. Further work is being undertaken to understand at what point this access is required from a highways technical

Zone	Zone Name	REF	Scheme Name	Lead officer	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
															perspective. A further meeting with Network Rail is scheduled in Q3.
4	Penwortham and Lostock Hall	T04-10	New Ribble Crossing – feasibility study	Phil Wilson	LCC					Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	No issues that could affect start/completion dates	The feasibility study is on programme.
5	Leyland and Cuerden	T05-03	Cuerden Strategic Site road infrastructure	Chris Dyson	LCC	1	3	6	7	Yes, Milestones met - (green) go to question 3	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	Choose an item.	Concept design completed and agreed. On programme.
5	Leyland and Cuerden	T05-01	Heatherleigh and Moss Lane (Croston Road) Spine Road	Phil Wilson	LCC	10,		13		Yes, Milestones met - (green) go to question 3	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	No issues that could affect start/completion dates	Works did not start in Q2 due to legal issues with HCA. Works due to start in Q3 and due to be completed in Q1 17/18. This scheme has been re-programmed and approved by E&SB on 30 th Sept (as part of the Business and Delivery Plan).
5	Leyland and Cuerden	T05-02	Moss side Test Track Road Infrastructure	Phil Wilson	LCC		1	3		No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Choose an item.	Choose an item.	This scheme has been re-programmed and approved by E&SB on 30 th Sept (as part of the Business and Delivery Plan). Start on site has been brought forward by 9 months commencing in Q4 17/18 and completing in Q2 18/19. Milestones relating to the pre-construction stage have yet to be agreed and depend on the adoption of the Masterplan which is scheduled for November 2016.

Public Transport corridor/local centre (P)	Milestones	1: Concept design complete 4: Outline business case submitted 7: Planning application determined 10: Detailed design and contract documents complete 13. Start on site	2: Consultation 5: Outline business case approved 8: commencement of land and property negotiation 11. Full business case approved 14. Site complete	3: Concept design approved 6: Planning application submitted 9: CPO/SRO confirmed 12: construction contract awarded
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
1	North West Preston	P01-01	Broughton/Fulwood (North of M55)	John Gatheral	LCC					Choose an item	Choose an item.	Choose an item.	Finances are in place	No issues that could affect start/completi on dates	This scheme will commence following completion of Broughton Bypass which is now expected to be August 2017.It will be monitored as part of the 2017/20 Business Plan. No milestones in the current year.
1	North West Preston	P01-02	Broughton/Fulwood (South of M55)	Phil Wilson	LCC				2	Choose an item	Choose an item.	Choose an item.	Finances are in place	Choose an item.	No milestones in current or next quarter A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.
1	North West Preston	P01-03	North West Preston/Cottam/Ingol/ City Centre	Phil Wilson	LCC				2	Choose an item	Choose an item.	Choose an item.	Finances are in place	Choose an item.	No milestones in current or next quarter A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.
1	North West Preston	P01-04	Warton to Preston Distributor	Phil Wilson	LCC					Choose an item	Choose an item.	Choose an item.	Finances are in place	Choose an item.	No milestones this year A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.
2	North East Preston	P02-01	Longridge/Grimstargh/ Ribbleton/City Centre	Phil Wilson	LCC			2	3	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to	Finances are in place	No issues that could affect start/completi on dates	A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
												be met			
3	Preston City Centre	P03-01 (a)	Preston Western Distributor to Samlesbury – New Hall Lane Local Centre (local centre)	Phil Wilson	LCC	13		14		Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Finances are in place	Concern that start/completion dates may be affected	Work is progressing as expected.
3	Preston City Centre	P03-01 (b)	Preston Western Distributor to Samlesbury – New Hall Lane Local Centre (corridor)	Phil Wilson	LCC		2	3	10	Choose an item	Choose an item.	AMBER - milestone in next quarter may not be met but mitigating action already taken	Finances are in place	Choose an item.	This scheme needs to be reprogrammed following the delivery of PWD/East West Link Road so that new traffic movements can be accounted for. A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.
4	Penwortham and Lostock Hall	P04-01	Hutton/Higher Penwortham/City Centre	Phil Wilson	LCC	2	3			No milestones not met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Choose an item.	Concern that start/completion dates may be affected	A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.
4	Penwortham and Lostock Hall	P04-02	North of Lostock Lane	Phil Wilson	LCC			2	3	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	Choose an item.	A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.
5	Leyland and Cuerden	P05-01	South of Lostock Lane	Howerd Booth	SRBC			2		No milestones not met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	No issues that could affect start/completion dates	A strategic masterplanning exercise is about to be procured for all of the corridors and local centres identified in the IDP. Phase 1 of this work will include a visioning exercise and stakeholder engagement. The delivery milestones for each of the corridors therefore need to be reviewed.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
											provide details				
6	Bamber Bridge	P06-01	Bamber Bridge/City Centre	Phil Wilson	LCC	10	13			Yes, Milestones met - (green) go to question 3	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	No issues that could affect start/completion dates	On programme – the highways element due to start on site in October 2016.

Community Infrastructure (C)	Milestones	1: Design developed and completed 4: Planning application determined 7: Contract documents complete	2: Design approved 5: Funding/match funding approved 8: contract awarded	3: Planning application submitted 6: Member Decision 9: Start on site	10: site complete
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
1	North West Preston	C01-04	Lancaster Canal Towpath	Phil Wilson	LCC		1	9, 10		No milestones not met (go to question 2)	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED-milestone in next quarter unlikely to be met - could mean significant delay	No, finances are in place	Concern that start/completion dates may be affected	The programme has been delayed to March 2017 due to the Canals and Rivers Trust requiring more time to dredge the canal.
1	North West Preston	C01-05	Tom Benson Way	Phil Wilson	LCC		1	6	9	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	AMBER - milestone in next quarter may not be met but mitigating action already taken	Yes - please provide details	No issues that could affect start/completion dates	Design was not developed because of challenging technical and financial issues. Design to be revised in Q3 to ensure it can be completed within the budget, the member decision and start on site is anticipated for Q4.
1	North West Preston	C01-06	Guild Wheel Improvements	Phil Wilson	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	No milestones this year
1	North West Preston	C01-07	Upgrade of existing gates	Phil Wilson	LCC					Choose an item	Choose an item.	Choose an item.	Choose an item.	Choose an item.	No milestones this year
1	North West Preston	C01-01	Guild Wheel Upgrade Link – P1 Bluebell Way	Russell Rees	PCC	1 2	3 4 5	7, 8	9	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	RED-milestone in next quarter unlikely to be met - could mean significant delay	No, finances are in place	Concern that start/completion dates may be affected	Milestones not met but will be developed during the next quarter. Effectively the scheme has slipped by 6 months due to other priorities.
1	North West Preston	C01-02	Guild Wheel Upgrade Link – P2 Watery Lane	Russell Rees	PCC	1 2	5	7 8	9	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide	RED-milestone in next quarter unlikely to be met - could mean	Yes - please provide details	Concern that start/completion dates may be affected	Progress on this scheme has been delayed due to other priorities. However, the scheme is essentially a highway maintenance scheme and would be best carried out outside of the winter months as originally profiled. A range of estimates are being prepared that will provide a number of options for improvement works either within the original estimate or enhanced works if additional funding can be secured.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
											details	significant delay			
1	North West Preston	C01-03	Guild Wheel Upgrade Link - P3 Blackpool Road	Russell Rees	PCC				1	Choose an item	Milestones will not be achieved in next quarter and will affect future milestones - (red) please provide details	RED-milestone in next quarter unlikely to be met - could mean significant delay	Choose an item.	Concern that start/completion dates may be affected	Please note that the proposed link to the Guild Wheel that this scheme will enhance is to be used as the haul road for the construction of the Western Distributor, bridge and link roads and as such it will not be appropriate to upgrade the link at this time. It is highly likely that this link will be improved as part of either reinstatement works or as a new link as part of the proposed outer Guild Wheel loop.
2	North East Preston	C02-01	Grimsargh Green	Matthew Kelly	PCC			6,7,8	9,10	No milestones not met (go to question 2)	Not applicable - Previous quarter milestones achieved (green)	AMBER - milestone in next quarter may not be met but mitigating action already taken	Choose an item.	Concern that start/completion dates may be affected	This scheme has been re-programmed and approved by E&SB on 30 th Sept (as part of the Business and Delivery Plan). Completion is now programmed for Q4 16/17 (6 months behind original programme). Ongoing discussions are taking place within Parks and Street scene regarding future maintenance of the site.
3	Preston city Centre	C03-02	Fishergate Winckley Square – P2 Winckley Sq Gardens	Matthew Kelly	PCC	8 9		10		Choose an item	Not applicable - Previous quarter milestones achieved (green)	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	No issues that could affect start/completion dates	Project on site and due for completion on 24 th November 2016.
3	North East Preston	C03-03	East Cliff Cycle Hub	Paul Holland	Virgin	9	10			Yes, Milestones met - (green) go to question 3	Choose an item.	Choose an item.	No, finances are in place	Choose an item.	Scheme complete.
3	North East Preston	C03-04	East Cliff Cycle Link and Bridge	Gary Jones	LCC	4	5	9 10		Choose an item	Milestones will not be achieved in next quarter and will affect future	RED-milestone in next quarter unlikely to be met -	Yes - please provide details	Concern that start/completion dates may be affected	Bridge Project - Planning application has been submitted and decision awaited. Cycle Link Project – There is a funding shortfall to deliver this Project. IDSG is considering options for meeting the shortfall and a report will be brought to the Executive for consideration.

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
											milestones - (red) please provide details	could mean significant delay			PCC report that they have agreed with Virgin trains/LCC on new cycle route through to East Cliff and parks beyond. Need confirmation from Virgin re car park no.'s affected as this may cause delay. The cost of this scheme is being reviewed. There is a possible shortfall in funding. The cycle link is currently being designed which will confirm the cost of the scheme, at which point a report will be brought to the E&SB for consideration.
3	Preston City Centre	C03-01	Preston bus station – Youth zone	Andrew Barrow	LCC	1,2	3	4	7	Yes, Milestones met - (green) go to question 3	Choose an item.	Choose an item.	No, finances are in place	No issues that could affect start/completion dates	The planning application was submitted in August.
4	Penwortham and Lostock Hall	C04-01	Landmark Features – P2 Iron Horse	Howerd Booth	SRBC	1,2,3			5,6,7	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	Choose an item.	Iron Horse was part of a joint procurement exercise which had to be cancelled. The submission of planning application may be brought forward to December and dependant on this construction could start in March 17.
4	Penwortham and Lostock Hall	C04-02	Landmark Features – P3 Leyland Tractor	Howerd Booth	SRBC	1,2,3,6	4,5	7,8,9,10		Yes, Milestones met - (green) go to question 3	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme Complete.
5	Leyland and Cuerden	C05-01	St Catherine's Park	Howerd Booth	SRBC		10			Yes, Milestones met - (green) go to question 3	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Scheme complete – park opened 12 th June '16
-	Non zone specific	C03-05	Expanded City Cultural Development programme	Nigel Roberts	PCC	9				Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	The first 12 months of Expanded City are coming to a close. The five artists and writer have completed their research. They have each identified an area of interest and have devised methods of engaging with places and people. This has included identifying people they would like to work with in stage 2. Their findings and art works have been shared via - <ul style="list-style-type: none"> • A day long Expanded City event, based in the northwest of Preston which happened on the 25th of May, • a number of blog posts which can be found at

Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
															https://incertainplacesblog.wordpress.com/tag/expandedcity/ <ul style="list-style-type: none"> Each artist has now produced a body of art work which supports their research. They will be a launch of a publication which records their work and art works at a city centre site Ham and Jam on Friday 18th Nov. http://incertainplaces.org/category/news/ where the public will be able to speak to the artists about their projects.

Community infrastructure	Milestones	1: Agree Brief	2: Consultants commence work	3: Complete initial draft	4: Consultation	5: Adopt final version
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Zone	Name	REF	Scheme Name	Lead officer <small>(to complete this report)</small>	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
-	Non zone specific	NA-02	City Deal cycling strategy	Nigel Roberts			1,2	3,4	5	No milestones not met (go to question 2)	Not significant - Milestones will be achieved in next quarter (amber) please provide details	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	Jacobs have been asked to provide a brief and a fee proposal, it is anticipated that this will be agreed and signed off in October.

Community infrastructure	Milestones 1: Leisure review completed	2: Leisure strategy update by Leisure Partnership	3: Delivery options fixed
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Zone	Name	RE F	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme? Yes/no, if yes please provide details	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates Yes/No If yes, Please provide details:	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
-	Non zone specific	NA-02	Leisure Development Plan	Denise Johnson				2	3	Choose an item	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	No, finances are in place	No issues that could affect start/completion dates	Plan development in progress.

Community infrastructure	Milestones 1: Ecological study – commissioned 2: Ecological study – completion 3: Secondment of member of staff to focus on access points and access through the park, delivery of sporting facilities and sports pitches and examine land. 4: Adoption of final masterplan
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Zone	Name	REF	Scheme Name	Lead officer (to complete this report)	Org.	Q1	Q2	Q3	Q4	1) Have all milestones been achieved this quarter?	2) If answer is no to question 1 – (milestones have not been achieved as expected) is the delay likely to be of significance to the overall project?	3) Forward RAG- Looking forward to next quarter	4) Financial – outlook Are you aware of any financial risk with this scheme?	5) Are you aware of an issues that might affect scheduled 'start' and 'completion' dates	6) Please provide full details here in relation to Schemes showing amber or red for this or looking next quarter. Please explain any issues or delays and describe any mitigating actions/options being taken or proposed to address these. Provide full details of any financial risks you are aware of, even if this does not currently impact on milestones. If you are aware of any issues that might affect scheduled start and completion dates please provide details here.
-	Non zone specific	NA-01	Central Park Development Plan	Denise Johnson		2	3		4	Yes, Milestones met - (green) go to question 3	Choose an item.	GREEN - no milestones in next quarter or milestone expected to be met	Choose an item.	Choose an item.	Target is completion of Central Parks masterplan by early 2017 to allow adoption by SRBC Planning Committee at a suitable following date. Implementation of phases will follow.



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

Friday, 18 November 2016

Business and Delivery Plan - Year 3 Qtr. 2 Finance Report – 2016-17

Appendix 'A' refers

**Report Author: Sarah Parry, Tel: 01772 530615,
sarah.parry@lancashire.gov.uk**

Executive Summary

The City Deal infrastructure delivery model ("the model") is a finance model showing the finance activity to date and expected within the City Deal. The model is split into two sections - resources being income to be received into the model from the various income streams and delivery programmes being expenditure paid or forecast to be paid on the infrastructure schemes. The City Deal is an accelerated delivery model based on the understanding that while the timing of resources coming into the model will be behind expenditure on schemes, requiring cash flow support from the County Council, there is a commitment of the partners to keep the model balanced.

It is recognised that the model is dynamic and that changes to the inputs and outputs of the model will occur over time. This is sustainable subject to maximum cash flow approvals being in place and not breached.

Recommendation

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

Background and Advice

Position of the model as at 30th September 2016

The monitoring report for quarter 2 2016-17 is appended to this report.

The model is currently showing a projected surplus over the city deal period of £2.152m compared to a position as reported in the Quarter 1 report to 30 June 2016 of surplus of £1.761m. This is a change of £0.390m.

All the changes relate in the main to forecasts in housing numbers within the model and assumptions of which houses will attract Community Infrastructure Levy (CIL), the contribution payable to parishes and known s106 payments made.



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Preston, South Ribble & Lancashire

Key issues raised by 30 September 2016

As part of the Resources Review Keppie Massie are advising on the assumptions made at the outset of the Deal with specific regard to the “other developer contributions” stream which includes s106 payments. Furthermore the councils continue to work together to ensure there is a shared and common interpretation of the binding Heads of Terms which compel the partners to maximise the value of developer contributions. It is apparent through this work that there are some instances whereby the proposed “projects” for which s106 payments have been secured through the planning process do not form part of the City Deal infrastructure model expenditure proposals within the City Deal.

Further work is ongoing on these matters to resolve the potential for the model to be compromised where a S106 has been agreed for a specific item that doesn't link to an agreed expenditure line in the model. This piece of work is ongoing and the impact will be reported in the next quarters report.

This period's report shows the impact on the infrastructure model of the instalment policy adopted in each district for CIL payments. Previous models have shown the CIL payable on housing to be in line with the build out rates on the developments, as developments are approved at planning the CIL is now modelled as the payments will fall due, this has reduced the cash flow maximum in year 6 from 80.393m at Qtr. 1 to 64.047m in Qtr. 2. This will further improve as unnamed sites are identified and start dates identified.

Key risks to the model

Resources

Whilst most of the income to the model is fixed in commitment or capped amounts the main risk (with the exclusion of changes to Government policy and how those might affect the model which are being considered by the City Deal Executive and Stewardship Board) to the model in terms of income is certainty of securing developer contributions in line with the expectations at the outset of the City Deal.

The total of these in the current model is £102.877m after building in increased rates and the modelling of those sites / units which will attract CIL and other contributions. £18.531 of this is now expected to come into the model in the “run-on” period of years 11-15 due to reported slippage in sites being brought forward for development. This also has an impact over the time that LCC will have to cash flow the City Deal over and the resulting finance charges incurred.

While there is more certainty with regard to the CIL element of developer contributions, within this total figure of £102.877m there is also £50.863 which relates to “other developer contributions”, sometimes referred to as CIL Plus, and which includes monies payable through, for example, section 106/ 278 agreement. It should be noted that to date £32.830m of these have already been secured leaving an amount of £16.662m still to be sought. This represents a risk to the model remaining in balance as should these not be secured, expenditure and resource



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Preston, South Ribble & Lancashire

forecasts will not remain aligned. The issues relating to the agreed s106/s278 monies and the linking to delivery schemes is addressed above and is the subject of ongoing work. As part of the ongoing Resources Review Keppie Massie are testing all the assumptions relating to developer contributions within the model.

Expenditure

In this period Broughton Bypass has been identified as requiring more funding allocation and this was agreed to be taken from the CIL inflation provision line – this is now reflected in the model.

The scheme estimates set out in the model will continue to be refined and tested as schemes are subject to detailed design, preparation of cost estimates and tendering prior to implementation. The Infrastructure Delivery Steering Group has approved a process to ensure that final costs are approved and schemes are fully funded prior to implementation.

CITY DEAL

Finance Monitoring Report

Quarter 2 2016/17

Section A : 10 year Infrastructure Delivery fund (IDF) - current forecasts as at 30th September 2016
NB - expanded to show the 5 year extension period

1. Surplus / (Deficit)

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Year 11	Year 12	Year 13	Year 14	Year 15	
Total	Pre-2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26	2026/27	2027/28	2028/29	
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m		£m	£m	£m	£m	£m	
Surplus/ (Deficit)	2.152	0.292	4.207	5.335 -	13.078 -	9.201 -	27.723 -	23.879	10.860 -	1.800	11.224	18.422	12.089	2.093	2.159	2.138	9.013	
Cumulative Surplus/ (Deficit)		0.292	4.499	9.834 -	3.244 -	12.445 -	40.168 -	64.047 -	53.187 -	54.987 -	43.763 -	25.341	-	13.252 -	11.159 -	9.000 -	6.862	2.151

Position at 30-6-16

Changes in surpluses and deficits since last Quarter

	1.761
	0.390

Current Surplus / Deficit

2.151

The surplus of £1.761m as at 30 June 2016 has moved by the following key items

1 updated SRBC housing numbers following district returns	0.070
2 Updated PCC housing numbers following district returns	0.232
3 changes to parish contributions following cil changes	-0.061
4 miscellaneous changes to expenditure lines including modelling costs and CI lines	0.149
5 Move £3m from inflation provision to Broughton By pass line	
6 reprofiling of CIL income from the inclusion of instalments polices adopted by each district.	

Total changes in monitoring period

0.390

Monitoring of Position against approvals.

The current surplus as at 30th September 2016 is **£ 2.152m** against a target of **£ nil**

The current maximum cash flow position (**£64.047m** in year 6) is within the agreed maximum cash flow liability (107m) under the terms of the deal , and the current estimated position is within the LCC cabinet approvals although there remains levels of risk around some of the income streams .

2. Expenditure Breakdown

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Year 11	Year 12	Year 13	Year 14	Year 15
Total	Pre-2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26	2026/27	2027/28	2028/29
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m		£m	£m	£m	£m	£m
Delivery Programmes																	
<u>North West Preston</u>																	
NW Preston Green Infrastructure	5.221	-		0.853	0.683	0.693	0.598	0.598	0.598	0.598	0.598						
Further Community Infrastructure	4.579	-		0.659	0.686	0.641	0.591	0.591	0.591	0.591	0.226						
Market Quarter	0.400		0.035	0.365													
East-West Spine Road	9.800		0.141	0.693	2.216	6.750											
Preston Western Distributor M55 to A583, M55 Junction 2 & I	104.500	0.197	0.994	1.749	2.500	4.860	47.100	44.100	3.000								
Cottam Parkway	15.000		0.004	0.001	0.300	0.300	0.900	0.900	2.000	10.595							
<u>Whittingham / Broughton / Preston East</u>																	
A6 Broughton Congestion Reduction	27.283	3.189	0.892	4.008	15.994	3.200											
M55 Junction 1 Roundabout	1.716	1.602	0.114														
M6 Junction 32	8.000		8.000														
<u>Preston City Centre</u>																	
Preston Bus Station	23.342	0.003	0.211	0.409	10.608	12.111											
Fishergate Central Gateway	9.107	1.746	1.744	4.223	1.360	0.034											
<u>South Ribble</u>																	
Pickerings Farm Link Road	4.500			-	0.050	1.250	3.200										
Moss Side Test Track Road Infrastructure	2.050					0.025	2.025										
Land Between Heatherleigh and Moss Lane Spine Road	1.000		-	-	1.000												
Cuerden Strategic Site Road Infrastructure	6.002				0.050	5.952											
Community/ Green Infrastructure	6.448		-	0.299	0.643	0.567	0.823	0.823	0.823	0.823	0.823		0.823		0.823		0.823
A582 South Ribble Western Distributor/ B2523 Flensburg Way	44.543	0.152	5.841	7.328	1.295	1.125	15.390	13.412									
Completion Penwortham Bypass	17.500	0.019	0.227	0.829	1.000	7.096	7.500	0.829									
New Ribble Bridge - Preliminary Works & Route Protection	2.000		0.005	0.027	0.750	1.218	-										
South Ribble Other	5.000																5.000
<u>Education Infrastructure - Preston</u>																	
Education Infrastructure - Preston	25.972				-	1.420	1.420	5.875	8.507	8.750	-		-				
<u>Education Infrastructure - South Ribble</u>																	
Education Infrastructure - South Ribble	13.727				-	-	2.830	2.830	8.067	-		-					
<u>Community Provision - Preston CC</u>																	
Community Provision - Preston CC	8.031		0.803	0.803	0.403	0.803	0.803	0.803	0.803	0.803	0.803		0.803		1.203		
<u>Community Provision - South Ribble BC</u>																	
Community Provision - South Ribble BC	4.922		0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492		0.492		0.492		
<u>Public Transport Corridors & Local Centres- Preston</u>																	
Public Transport Corridors & Local Centres- Preston	12.125	0.250	0.028	0.084	2.626	5.270	0.517	1.600	1.750								
<u>Public Transport Corridors & Local Centres- South Ribble</u>																	
Public Transport Corridors & Local Centres- South Ribble	12.125	0.250	0.068	0.035	3.369	0.512	5.302	2.589	-								
CL Transport Modelling costs	0.198	-	-	0.098	0.050	0.030	0.020										
Revenue costs to be included in City Deal	0.086	-	-	0.006	0.010	0.010	0.010	0.010	0.010	0.010	0.010		0.010		0.010		0.010
Communications and Marketing	0.065		-	0.003	0.062	-	-	-	-	-	-		-		-		-
Construction inflation provision	13.188				2.585	-	0.000	5.093	3.993	0.457	0.822		0.131		0.131		0.107
Cost of capital	6.995	-	-	0.095	0.072	0.317	0.607	1.031	1.079	0.990	0.989		0.734		0.429	0.290	0.249
																	0.206
																	0.095
Total Delivery Programmes	395.424	7.408	19.564	21.027	49.313	54.712	95.367	80.478	28.177	24.475	4.438	9.194	0.429	0.290	0.249	0.206	0.095

3. Revenue Breakdown

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		Year 11	Year 12	Year 13	Year 14	Year 15
Total	Pre-2014/15	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24		2024/25	2025/26	2026/27	2027/28	2028/29
£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m		£m	£m	£m	£m	£m
Resources																	
Upper Tier Councils - Lancashire County Council																	
LCC Capital Investment Programme	21.352	4.400	1.500	0.952	9.500	5.000											
Integrated Transport Block	24.250	0.500	1.250	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500						
Lostock Hall Land Receipt	0.228					0.057	0.057	0.057	0.057								
New Homes Bonus	12.953				2.591	1.295	1.295	1.295	1.295	1.295	1.295		1.295	-	-	-	-
LCC Revenue Contribution - Capital Financing Cost	6.995	-	-	0.095	0.072	0.317	0.607	1.031	1.079	0.990	0.989		0.429	0.290	0.249	0.206	0.095
European Regional Development Funding for Fishergate Central Gateway Delivery Programme	1.601	1.000	0.380	0.221													
LCC reserves	7.000					7.000											
Central Government																	
Single Local Growth Fund	79.500			16.020	10.780	-	25.090	23.890	3.720								
HCA - Locally Retained Landhold Receipts (1 year loan)	39.894	-	4.759	7.648	4.942	3.522	3.703	3.974	6.941	4.177			0.227	-	-	-	-
HCA - Expected Land Value Realisation on HCA Sites	37.500	-	-	-	3.359	6.978	9.437	6.977	8.995	1.753			-	-	-	-	-
HCA - Loan repayments	-	39.894	-	4.759	7.648	4.942	3.522	3.703	3.974	6.941	4.177		-	0.227	-	-	-
HCA - Interest on Loans	-	0.399	-	0.004	0.054	0.073	0.047	0.035	0.037	0.044	0.066		0.000	0.002	-	-	-
Highways Agency - Pinchpoint Funding for Broughton/ M55/ M6 Delivery Programme	8.600	0.600	8.000														
Highways Agency - Pinchpoint Funding for A582 Golden Way	2.109		2.109														
Highways Agency - Pinchpoint Funding for M55 Junction 2	25.000				12.500	12.500											
Developers Contribution																	
Community Infrastructure Levy - employment sites in Preston City Council area	0.310		0.048	-	0.024	0.028	0.043	0.045	0.034	0.030	0.030	0.028					
Community Infrastructure Levy - employment sites in South Ribble Borough Council area	2.613		0.011	0.011	0.017	2.331	0.024	0.048	0.058	0.055	0.048	0.032					
Community Infrastructure Levy - housing sites in Preston City Council area	32.165		0.510	0.648	3.562	2.775	2.287	2.494	1.916	1.377	1.291	1.276	1.342	1.408	1.474	1.548	8.256
Community Infrastructure Levy - housing sites in South Ribble Borough Council area	29.297		0.174	0.174	1.145	1.181	7.229	10.005	6.044	2.916	0.375	0.201	0.201	-	-	-	-
Community Infrastructure Levy Plus - housing sites in Preston City Council area	8.035		-	-	0.027	0.186	0.646	0.695	0.706	0.651	0.647	0.575	0.494	0.441	0.420	0.420	2.127
Community Infrastructure Levy Plus - housing sites in South Ribble Borough Council area	9.998		-	-	0.045	0.109	0.399	1.228	1.472	1.457	1.260	1.021	0.910	0.732	0.525	0.441	0.399
S106 / S278 Agreements - non housing related	1.040		-	0.040	1.000	-	-	-	-	-	-	-	-	-	-	-	-
S106 / S278 Agreements - sites in Preston City Council area	31.790	1.200	4.985	3.222	2.852	2.300	3.347	2.975	2.417	3.849	1.054	3.035	0.300	0.082	0.082	0.082	0.008
S106 / S278 Agreements - sites in South Ribble Borough Council area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Tier Councils - Preston City Council																	
Business Rate Retention at Strategic City Deal Locations	5.135		0.031	0.042	0.307	0.670	0.692	0.714	0.345	0.629	0.746	0.961					
PCC Grants - lottery funding	-																
New Homes Bonus	28.051		-	0.077	0.463	0.960	1.684	2.668	3.894	4.884	5.462	5.761	2.197	-	-	-	-
Lower Tier Councils - South Ribble Borough Council																	
Business Rate Retention at Strategic City Deal Locations	4.350		0.042	0.085	0.671	0.774	0.877	0.980	0.103	0.188	0.273	0.357					
New Homes Bonus	25.409		-	0.198	0.770	0.800	1.200	1.601	2.428	3.428	4.325	5.188	5.470	-	-	-	-
Moss Side Test Track Land Receipt	5.000											5.000					
Preston 5% CIL admin charge	-	2.025	-	0.060	0.181	0.149	0.149	0.162	0.133	0.103	0.098	0.094	-	0.092	0.092	0.095	0.098
South Ribble 5% CIL admin charge	-	2.095	-	-	0.060	0.181	0.383	0.564	0.379	0.221	0.084	0.063	-	0.056	0.037	0.026	0.022
Contribution for Communications & Marketing	0.065		-	0.009	0.056	-	-	-	-	-	-	-					
Community Infrastructure Levy due to Parish Councils in Preston City Council area	4.511	-	0.001	0.170	0.362	0.328	0.352	0.395	0.254	0.173	0.182	0.191	-	0.201	0.211	0.221	0.232
Community Infrastructure Levy due to Parish Councils in South Ribble Borough Council area	3.739	-	0.023	0.023	0.125	0.068	1.533	1.717	0.184	0.056	0.056	-	-	-	-	-	-
Total Resources	397.575	7.700	23.771	26.362	36.235	45.511	67.644	56.599	39.037	22.675	15.662	27.617	12.518	2.383	2.408	2.345	9.108

3.1 Key changes in resources .

1 During the period Feb 16 to June 16 there has been ongoing dialogue both with district planners following their may 16 returns and with Keppie Massie as part of phase 2 of the Resources review , these have led to various changes to the forecast income to the model .

2 The 6 monthly housing returns to September 2016 have been incorporated within this model. There were only minor changes to the overall figures.

Section B : in year monitoring
Year 3 Quarter 1

	Total			Quarter 1			Quarter 2			Quarter 3			Quarter 4			Q1 Reported	Q2 Reported	Q3 Reported
	Original	Revised	Variance	Original	Revised	Variance	Original	Revised	Variance	Original	Revised	Variance	Original	forecast	Variance			
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m			
Central Government																		
Transport Funding	10.780	10.780	-				5.390		5.390				5.390	10.780	5.390			
HCA - Locally Retained Landhold Receipts	0.581	0.581	-	0.581	1.089	0.508		2.500	2.500					3.008	3.008			
Developer Contributions (less Parish Council share)	4.549	7.944	3.396	1.137	0.302	0.835	1.137	0.242	0.895	1.137	1.391	0.254	1.137	6.009	4.872	1		
Lancashire County Council																		
Capital Programme & Grants	12.159	14.647	2.487					2.591	2.591					12.159	12.056	0.104		
Capital Receipts	-	-	-															
Revenue Contribution - Capital Financing Cost	0.236	0.072	0.164	0.059	0.018	0.041	0.059	0.018	0.041	0.059	0.056	0.003	0.059	0.020	0.079			
Preston City Council																		
Business Rates Retention	0.307	0.307	-				0.153		0.153				0.153	0.307	0.153			
Heritage Lottery funding	-	-	-															
New Homes Bonus	0.419	0.463	0.044	0.419	0.121	0.298		0.121	0.121					0.221	0.221			
South Ribble Borough Council																		
Business Rates Retention	0.671	0.671	-				0.336		0.336				0.336	0.671	0.336			
New Homes Bonus	1.055	0.770	0.285		0.770	0.770	0.527		0.527				0.527	0.000	0.527			
contributions for comms	0.056	-											0.056	-	0.056			
Resources Total	30.813	36.235	5.422	2.197	2.300	0.103	7.603	5.472	2.131	1.196	1.448	0.252	19.818	27.015	7.197	0.00	0.00	

	Total			Quarter 1			Quarter 2			Quarter 3			Quarter 4		
	Original £m	Revised £m	Variance £m	Original £m	Revised £m	Variance £m	Original £m	Revised £m	Variance £m	Original £m	Revised £m	Variance £m	Original £m	Forecast £m	Variance £m
Preston Transport Programmes															
East-West Link Road	2.216	2.216	-	0.554	0.064	0.490	0.554	0.001	0.553	0.554	0.717	0.163	0.554	1.434	0.880
Preston Western Distributor	1.500	2.500	1.000	0.625	0.882	0.257	0.625	0.307	0.318	0.625	0.539	0.086	0.375	0.772	1.147
Broughton*	15.994	15.994	-	3.999	2.483	1.516	3.999	1.601	2.398	3.999	4.504	0.505	3.999	7.406	3.408
Cottam Parkway	0.300	0.300	-	0.075	0.021	0.054	0.075	0.029	0.046	0.075	0.093	0.018	0.075	0.157	0.082
Preston Bus Station	10.608	10.608	-	2.652	0.296	2.356	2.652	0.208	2.444	2.652	3.437	0.785	2.652	6.667	4.015
Fishergate Central Gateway	1.360	1.360	-	0.340	0.088	0.252	0.340	0.010	0.330	0.340	0.424	0.084	0.340	0.838	0.498
Market Quarter	0.365	0.365	-	0.091	0.091	0.091	0.091	-	0.091	0.091	0.122	0.030	0.091	0.243	0.152
Public Transport & Public Realm Corridors	3.231	2.626	0.605	0.657	0.008	0.649	0.657	-	0.657	0.657	0.873	0.216	1.262	1.745	0.484
community infrastructure	1.513	1.513	-	0.378	0.194	0.184	0.378	0.002	0.376	0.378	0.440	0.061	0.378	0.877	0.499
Education Infrastructure	6.739	-	6.739	1.685	-	1.685	1.685	-	1.685	1.685	-	1.685	1.685	-	1.685
Community Provision - Preston City Council	0.403	0.403	-	0.101	-	0.101	0.101	-	0.101	0.101	0.134	0.034	0.101	0.269	0.168
South Ribble Transport Programmes															
Pickerings Farm Link Road	0.050	0.050	-	-	-	-	-	-	-	-	0.017	0.017	0.050	0.033	0.017
Moss Side Test Track Road Infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Land Between Heatherleigh & Moss Lane Spine Road	1.000	1.000	-	0.250	-	0.250	0.250	-	0.250	0.250	0.333	0.083	0.250	0.667	0.417
Cuerden Strategic Site Road Infrastructure	0.050	0.050	-	-	-	-	-	-	-	-	0.017	0.017	0.050	0.033	0.017
Green Infrastructure	0.643	0.643	-	0.161	0.211	0.050	0.161	0.287	0.126	0.161	0.144	0.017	0.161	0.001	0.160
A582 South Ribble Western Distributor/ B2523 Flensburg Way	1.295	1.295	-	0.324	0.182	0.142	0.324	2.067	1.743	0.324	0.371	0.047	0.324	1.325	1.649
Penwortham Bypass	0.750	1.000	0.250	0.250	0.125	0.125	0.250	0.434	0.184	0.250	0.292	0.042	-	0.149	0.149
New Ribble Bridge - Preliminary Works & Route Protection	0.750	0.750	-	0.188	0.024	0.164	0.188	0.018	0.170	0.188	0.242	0.055	0.188	0.466	0.279
Public Transport & Public Realm Corridors	3.319	3.369	0.050	0.830	0.005	0.825	0.830	0.473	0.357	0.830	1.121	0.292	0.830	1.770	0.940
Education Infrastructure	3.629	-	3.629	0.907	-	0.907	0.907	-	0.907	0.907	-	0.907	0.907	-	0.907
Community Provision - South Ribble Borough Council	0.492	0.492	-	0.123	-	0.123	0.123	0.492	0.369	0.123	0.164	0.041	0.123	0.164	0.287
Construction inflation provision	2.531	2.585	0.053	0.653	-	0.653	0.653	-	0.653	0.653	0.862	0.208	0.571	1.723	1.152
CLTM transport Modelling	0.030	0.050	0.020	-	0.013	0.013	-	0.013	0.013	-	-	-	0.030	0.024	0.006
Revenue costs	0.072	0.072	-	-	-	-	-	-	-	-	-	-	0.072	0.072	-
Capital Financing Cost	0.236	0.072	0.164	-	-	-	-	-	-	-	-	-	0.236	0.072	0.164
Expenditure Total	59.078	49.313	9.764	14.842	4.596	10.246	14.842	5.942	8.900	14.842	14.845	0.004	14.552	23.930	9.378
Net position for the year	-	28.265	-	-	-	13.078	-	-	-	-	-	-	-	-	-

*Includes congestion relief, and M55 and M6 junction improvements

General update on Q1 Year 3

1

During the initial quarter of 2016-17 work has focused on the housing numbers submitted in may 16 from the districts and the phase 2 of the Keppie massie led resource Review work. This work in ongoing .



CITY DEAL

Preston, South Ribble & Lancashire

CITY DEAL EXECUTIVE AND STEWARDSHIP BOARD

Private and Confidential: No

Friday, 18 November 2016

Procurement: Tom Benson Way Cycling Improvements

Report Author: Sue Procter, Director Programmes and Project Management, Lancashire County Council, Tel: 01772 538848, sue.procter@lancashire.gov.uk

Executive Summary

To determine the preferred delivery/procurement model in respect of the Tom Benson Way Cycling Scheme.

Estimated cost: £450,000 (Developer Contributions)

Construction: Start Q4 16/17 Complete Q1 17/18

Recommendation

Given the extensive experience of the LCC City Deal Highways team of successfully delivering cycling improvement projects, and the potential risks on cost and delivery schedule of a tendered contract, the City Deal Executive and Stewardship Board is recommended to approve that this scheme be delivered through the Lancashire County Council (LCC) City Deal Highways Team.

Background and Advice

A decision was made by the City Deal Executive and Stewardship Board (E&SB) on 30th September 2016 that future decisions regarding the delivery/procurement model for specific schemes will be considered by the Board.

To date there has been a mixed economy in the delivery of schemes utilising Lancashire County Council Highway Service, South Ribble Borough Council, Preston City Council and tendered works with external contractors.

The LCC Highways service has developed a specific City Deal Highways team to lead on the construction of City Deal projects, providing control, co-ordination and flexibility in the overall programme management of the Infrastructure Delivery Plan. Where there have been pressures on capacity, timescales or specialisms, or where it has been more appropriate due to the scale of the project, alternative delivery mechanisms have been developed and implemented.



CITY DEAL

Preston, South Ribble & Lancashire

The adoption of a mixed economy of delivery mechanisms has allowed greater flexibility in resource utilisation between the partners and the private sector.

The Tom Benson Way Cycling Improvement Scheme:

The design for this cycling improvement project is due to be completed in Q3 and works are scheduled to start on site in Q4 16/17. The scheme will deliver a new cycleway through from Cottam to the City Centre along Tom Benson Way. The anticipated delivery model for the construction of this scheme had been through the LCC City Deal Highways team, with project management provided through the City Deal Design team. This project is currently scheduled for delivery on this basis and can be delivered within the estimate.

There is an established successful working relationship between the City Deal Design team and the City Deal Highways team and there is no supervision requirement or contract management requirement on the design team once the project has moved to the construction phase. All supervision for projects delivered by the City Deal Highways team is provided directly by them, and all costs are actual costs.

An alternative delivery model is available through a formal tendering process to procure a construction contractor to deliver the scheme, with project management, supervision and contract management provided through the City Deal Design team. This would create additional resource implications for the team. It is anticipated that a procurement exercise for this value of works will take approximately four weeks and will require the full design specification to have been developed ahead of this. Procurement would not start until the design process was complete. This would require the rescheduling of the start of the scheme

There will be costs associated with the implementation of a procurement process, which for the scale of the project could be considered to be disproportionately high compared to the potential to receive tender prices below the current estimate. There is also a risk that the scheme receives tenders that are greater than the current cost estimate.

This is a relatively modest scheme and is of a nature and specification that the City Deal Highways team has extensive experience in delivering successfully. It is very similar in specification to the other cycling improvement schemes already delivered in and around Preston and South Ribble by the team, including the Guild Wheel.

Agenda Item 15

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Agenda Item 16

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