

	Previous Quarter (Jan-Mar)	This Quarter (Apr-Jun)	Quarterly Average	In Year Actual	BDP Forecast for Year
Grant	£256,992	£3,103,976	£367,995	£3,103,976	£4,623,920
Loan	£0	£0	£717,751	£0	£3,187,708
Housing Completions	36	18	12	18	147

Planning Consents

Total housing units to be submitted for outline planning consent - 3168

- Total housing units with outline planning consent at 30.06.2017 (91%)
- Total housing units without outline planning consent (9%)

No additional planning permission secured in this reporting period.

Only Pickerings Farm is yet to achieve planning, however an amended planning consent for remaining Whittingham phases is required.

Housing Completions

Total housing completions - 3168

- Actual housing completions to 30.06.2017 (8%)
- Outstanding housing completions (92%)

Development is underway on five outlets. There has been a slight increase in housing completions to reflect the increased development activity on Eastway and Croston Road South.

Starts on Site

Total housing units to start on site - 3168

- Total housing units started on site at 30.06.2017 (28%)
- Total housing units yet to start on site (72%)

No additional Starts on Site during this reporting period

Starts on Site are counted for the entire site on commencement of first unit.

£3,103,976 of grant paid in this reporting period. The grant was so high this quarter due to a committed payment of almost £2.5m being made by Miller and paid back out to LCC. In addition to this a balancing sum of almost £600k for Cottam Ph1's Guaranteed Annual Payment was made this quarter

1.0 Report Overview

- 1.1 This report provides an update on the progress made by the HCA on the delivery of the City Deal housing sites from 01.04.17 to 30.06.17. It focuses on the key delivery milestones, finances invested, outputs and draws out key risks and emerging issues.
- 1.2 The report format has been changed to provide a more visual snapshot of progress and enable comparison on a quarter by quarter basis.

2.0 Recommendation

- 2.1 The Stewardship Board and Executive are recommended to:
 - 2.1.1 Note the content of the report and the progress made

3.0 HCA Site Highlights (01.04.17 to 30.06.17)

- 3.1 Between the period 01.04.17 and 30.06.17, progress has been made on a number of HCA sites. Key highlights and future milestones can be found in the table below:



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Site	Project	Status	Completions/total units	Completions (Apr-Jun)	Finance (Apr-Jun)	Summary	Milestones for next quarter (Jul-Sep)
1	Cottam Hall Phase 1 (Site K)	Barratts on site	68/104 (65%)	TBC	£648,326 grant paid to LCC in this reporting period	<p>The grant consisted of payments from 2 plot sales, as well as the remainder of the Guaranteed Annual Payment.</p> <p>Since the end of the reporting period a further £148,510 has been paid in grant to LCC.</p>	Further grant payments are anticipated however the amounts are dependent on plot sales.
	Cottam Hall Phase 2	Story Homes on site.	28/283 (10%)	6	N/A	2 completions since the end of the reporting period.	N/A – ongoing build out
	Cottam Hall Phase 3	Deal done with Morris Homes - not yet on site. RM application submitted.	0/119 (0%)	N/A	N/A	RM application was submitted in March 2017.	RM application to be considered at September's planning committee. This should enable the deal to go unconditional and trigger the loan payment (£3m)
2	Cottam Brickworks	Planning permission in place	0/206 (0%)	N/A	N/A	Site in 3 rd party ownership. Access land agreement has lapsed	No progress envisaged by land owner in forthcoming quarter.
3	Land at Eastway (resi)	Story Homes on site.	16/300 (5%)	9	N/A	There have been a further 3 completions since the end of the reporting period.	LCC will repay the loan payment of c£1.17m. A grant payment of £2.28m



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						There has been a loan repayment of £1.17m from City Deal and a grant payment of £2.28m since the end of the reporting period.	will be made to LCC following a further contractual payment from the developer.
	Land at Eastway (commercial)	Deal done with HBS Healthcare Ltd – not yet on site.	N/A (commercial)	N/A	N/A	The site was sold to HBS Healthcare Ltd in May on a conditional basis – the condition is that Story Homes construct the access to the site.	N/A
4	Whittingham	Taylor Wimpey on site (phase 1 only)	Ph 1 - 56/150 (37%)	11	N/A	Consultant procurement to resolve planning and design issues to commence shortly.	N/A – ongoing build
5	Preston East EA	Site not yet marketed	N/A (commercial)	N/A	N/A	Feasibility work being undertaken by consultants.	Soft market testing report being undertaken by JLL to be received by HCA.
	Preston East – Sector D	Deal done with Inchcape Estates – not yet on site	N/A	N/A	N/A	No further updates as the sale was an unconditional freehold disposal.	N/A
6	Pickerings Farm	Site not yet marketed	0/297 (0%)	N/A	N/A	Negotiations with Taylor Wimpey re collaboration agreement ongoing.	N/A
7	Altcar Lane	Site currently on the market	0/200 (0%)	N/A	N/A	Following marketing, 11 expressions of interest	N/A



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						received. 6 responses to the sifting brief and 4 of these were shortlisted. ITT issued to the 4 shortlisted parties. Tender process has been put back a month due to policy changes. Tender returns now due 1 November 2017	
8	Croston Road North	Site not yet marketed	0/400 (0%)	N/A	N/A	Clarity over the delivery of the spine road requirement before marketing commences.	N/A
9	Croston Road South	Miller on site.	31/175 (18%)	18	£585,210 loan repaid in April. First grant payment of almost £2.5m was paid to LCC.	Millers on site and building out.	N/A – ongoing build
10	Brindle Road	Complete	46/46 (100%)	N/A	N/A	All units completed	N/A
11	Walton Park Link	Planning permission in place for Morris and Bovis sites.	0/350 (0%)	N/A	N/A	Deal between Morris Homes and National Grid has now gone unconditional.	Morris Homes to start construction

4.0 Risks

- 4.1 Ongoing delays associated with Pickerings Farm and Whittingham Hospital risk the ongoing success of housing delivery across HCA land. Measures are being put in place to address the delays and expedite progress where possible.



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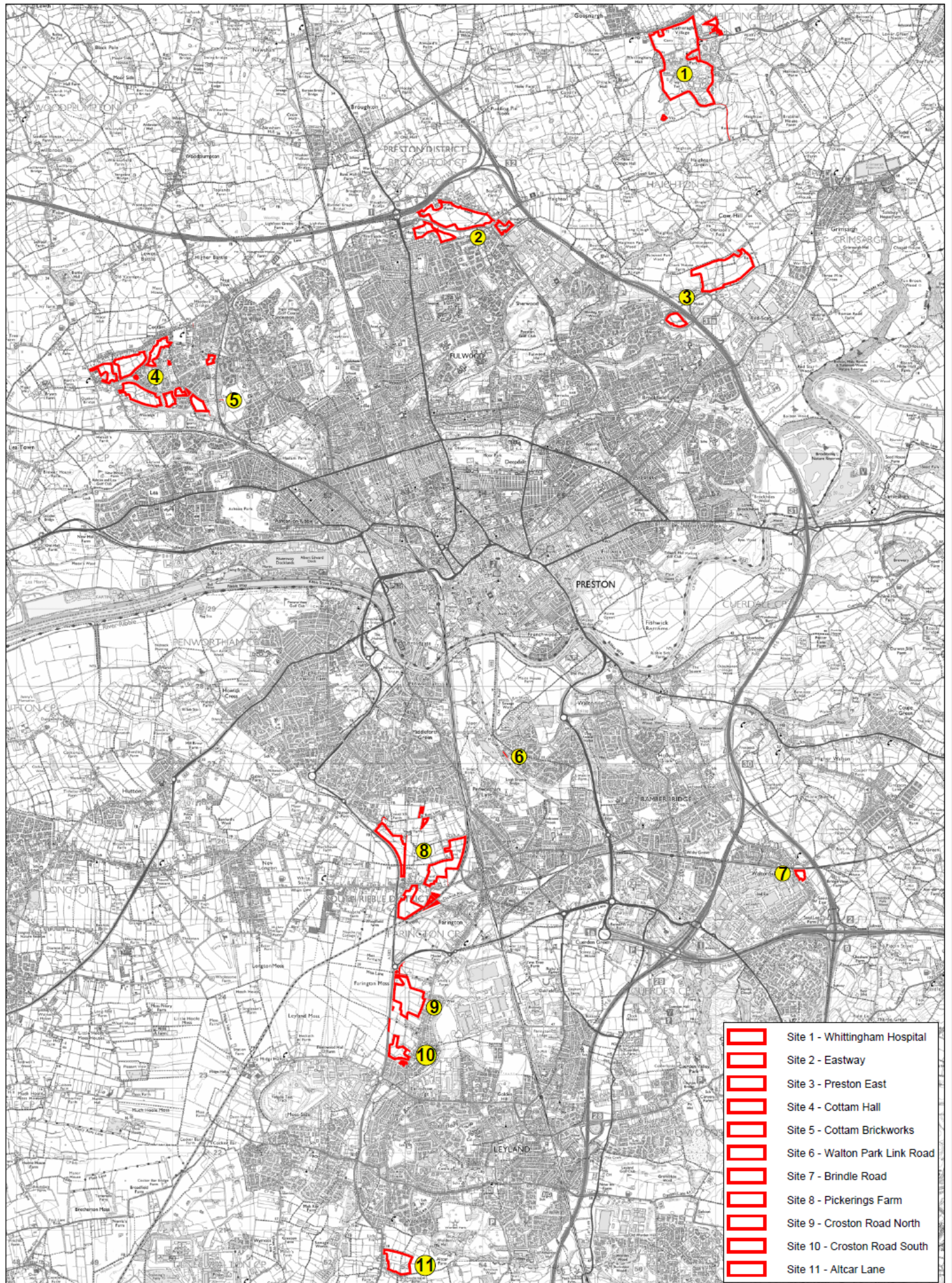
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4.2 Viability remains a concern at Whittingham Hospital due to the level of abnormal costs associated with a new spine road, foul sewer connection and the provision of a new sports facility.

5.0 Summary

5.1 Overall positive progress is being made across the portfolio. Housing completions have accelerated with additional sites commencing over the last 12 months.

5.2 HCA are on track to pay the £37.5m grant by 2022/23



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|--|--------------------------------|
| | Site 1 - Whittingham Hospital |
| | Site 2 - Eastway |
| | Site 3 - Preston East |
| | Site 4 - Cottam Hall |
| | Site 5 - Cottam Brickworks |
| | Site 6 - Walton Park Link Road |
| | Site 7 - Brindle Road |
| | Site 8 - Pickerings Farm |
| | Site 9 - Croston Road North |
| | Site 10 - Croston Road South |
| | Site 11 - Altcar Lane |

Information shown is correct to the best of Spatial Intelligence Departments knowledge at date of issue.

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HCA Preston City Deal Sites

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