

**City Deal Executive and Stewardship Board Meeting – 18<sup>th</sup> September 2017**  
**Implementation Update APPENDIX 'C'**

**Finance Model – Year 4 Quarter 2017/18**

		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
<b>Resources</b>																	
<b>Upper Tier Councils - Lancashire County Council</b>																	
LCC Capital Investment Programme	22.277	4.400	1.500	0.952	10.225	5.200											
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	2.500					
Lostock Hall & other land receipts	0.233				0.005		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	1.295				
LCC Revenue Contribution - Capital Financing Cost	0.144			0.095	0.269	0.285	0.213	0.326	0.364	0.022	0.482	0.495	0.296	0.167	0.122	0.077	0.035
ERDF for Fishergate Central Gateway Delivery Programme	1.799	1.000	0.380	0.221	0.198												
LCC reserves	7.042					7.042											
<b>Central Government</b>																	
Single Local Growth Fund	79.510			16.020	27.764	1.124	0.700	15.200	20.950								
HCA - Locally Retained Landhold Receipts (1 year loan)	38.402		4.759	7.648	1.948	3.188	2.017	3.974	10.463	4.177			0.227				
HCA - Expected Land Value Realisation on HCA Sites	37.500				4.624	6.646	5.558	2.477	6.307	9.465	2.421						
HCA - Loan repayments	38.402			4.759	7.648	1.948	3.188	2.017	3.974	10.463	4.177			0.227			
HCA - Interest on Loans	0.385		0.004	0.054	0.069	0.021	0.030	0.023	0.049	0.096	0.036		0.000	0.002			
Highways Agency - Pinchpoint Funding for Broughton/ M55/ M6	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										
<b>Developers Contribution</b>																	
Community Infrastructure Levy - Commercial sites - Preston	0.333		0.048			0.061	0.044	0.044	0.037	0.034	0.034	0.031					
Community Infrastructure Levy - commercial sites - South Ribble	2.601		0.011	0.011		2.347	0.025	0.045	0.055	0.052	0.044	0.033					
Community Infrastructure Levy - housing sites - Preston	32.651		0.510	0.648	2.117	5.846	3.836	3.244	3.063	2.164	1.775	1.786	1.798	1.408	1.474	1.548	1.434
Community Infrastructure Levy - housing sites - South Ribble	30.369		0.174	0.174	0.315	0.946	7.880	9.697	5.987	4.646	0.641	0.257					
Community Infrastructure Levy Plus - housing sites - Preston	7.943					0.217	0.810	1.004	0.857	0.827	0.878	0.874	0.720	0.504	0.462	0.420	0.370
Community Infrastructure Levy Plus - housing sites - South Ribble	9.943					0.097	0.565	1.116	1.380	1.447	1.229	1.023	0.855	0.635	0.567	0.567	0.462
Quaker Lodge rental income	0.108					0.022	0.022	0.022	0.022	0.022							
S106 / S278 Agreements - non housing related	2.933	1.893		0.040		1.000											
S106 / S278 Agreements - sites in Preston	31.960	1.200	4.985	3.222	0.106	5.221	3.347	2.975	2.404	3.849	1.054	3.035	0.300	0.082	0.082	0.082	0.016
S106 / S278 Agreements - sites in South Ribble																	
<b>Lower Tier Councils - Preston City Council</b>																	
Business Rate Retention at Strategic City Deal Locations	5.135		0.031	0.042		0.977	0.692	0.714	0.345	0.629	0.746	0.961					
PCC Grants - lottery funding																	
New Homes Bonus	28.051			0.077	0.486	0.803	2.088	2.912	4.141	5.170	5.870	6.147	0.357				
<b>Lower Tier Councils - South Ribble Borough Council</b>																	
Business Rate Retention at Strategic City Deal Locations	4.350		0.042	0.085		1.445	0.877	0.980	0.103	0.188	0.273	0.357					
New Homes Bonus	25.409			0.198	0.770	0.966	0.977	1.617	2.421	3.346	4.170	4.980	5.593	0.371			
Moss Side Test Track Land Receipt	5.000											5.000					
Preston 5% CL admin charge	2.046			0.060	0.106	0.306	0.235	0.215	0.198	0.151	0.134	0.135	0.126	0.096	0.097	0.098	0.090
South Ribble 5% CL admin charge	2.134				0.004	0.170	0.424	0.543	0.371	0.307	0.096	0.066	0.043	0.032	0.028	0.028	0.023
Contribution for Communications & Marketing	0.065			0.009		0.056											
Community Infrastructure Levy due to Parish Councils in Preston	4.224		0.001	0.170	0.238	0.512	0.442	0.472	0.426	0.291	0.254	0.268	0.270	0.211	0.221	0.232	0.215
Community Infrastructure Levy due to Parish Councils in South Ribble	3.595		0.023	0.023	0.011	0.131	0.407	0.651	1.255	1.083	0.058						
<b>Total Resources</b>	<b>395.885</b>	<b>9.593</b>	<b>23.771</b>	<b>26.362</b>	<b>45.303</b>	<b>53.877</b>	<b>40.853</b>	<b>45.626</b>	<b>55.750</b>	<b>27.499</b>	<b>18.658</b>	<b>28.307</b>	<b>11.003</b>	<b>2.598</b>	<b>2.361</b>	<b>2.335</b>	<b>1.989</b>
<b>Delivery Programmes</b>																	
<b>North West Preston</b>																	
NW Preston Green Infrastructure	5.221				0.096	0.954	0.750	0.760	0.665	0.665	0.665	0.665					
Further Community Infrastructure	4.579				0.095	0.744	0.726	0.676	0.676	0.676	0.676	0.311					
Market Quarter	0.400			0.035	0.357	0.008											
East-West Spine Road	9.800		0.141	0.693	0.300	1.916	1.000	2.875	2.875								
Preston Western Distributor M55 to A583, M55 Junction 2 & Land Assembl	104.500	0.197	0.994	1.749	2.939	4.421	3.000	15.700	31.400	31.400	12.700						
Quaker Lodge commission	0.097					0.097											
Cottam Parkway	15.000		0.004	0.001	0.145	0.456	0.900	0.900	2.000	10.594							
<b>Whittingham / Broughton / Preston East</b>																	
A6 Broughton Congestion Reduction	31.723	3.189	0.892	4.008	11.643	11.991											
M55 Junction 1 Roundabout	1.716	1.602	0.114														
M6 Junction 32	8.000		8.000														
<b>Preston City Centre</b>																	
Preston Bus Station	24.267	0.003	0.211	0.409	3.596	16.502	3.546										
Fishergate Central Gateway	11.000	1.746	1.744	4.223	0.677	2.610											
<b>South Ribble</b>																	
Pickerings Farm Link Road	4.500				0.004	1.296	3.200										
Moss Side Test Track Road Infrastructure	2.050					0.025	2.025										
Land Between Heatherleigh and Moss Lane Spine Road	1.000				0.011	0.989											
Cuerden Strategic Site Road Infrastructure	6.002					4.502	1.500										
Community/ Green Infrastructure	6.448			0.299	0.431	0.337	0.897	0.897	0.897	0.897	0.897	0.897					
A582 South Ribble Western Distributor/ B2523 Flensburg Way	44.543	0.152	5.841	7.328	4.640	0.658	1.000	1.000	1.000	4.585	9.170	9.169					
Completion Penwortham Bypass	17.500	0.019	0.227	0.829	0.847	7.249	7.500	0.829									
New Ribble Bridge - Preliminary Works & Route Protection	2.000		0.005	0.027	0.279	1.689											
South Ribble Other	5.000											5.000					
Education Infrastructure - Preston	25.972					1.420	1.420	5.875	8.507	8.750							
Education Infrastructure - South Ribble	13.727						2.830	2.830	8.067								
Community Provision - Preston CC	8.031		0.803	0.803	0.403	0.803	0.803	0.803	0.803	0.803	0.803	1.203					
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					
Public Transport Corridors & Local Centres- Preston	12.113	0.250	0.028	0.084	1.586	6.298	0.517	1.600	1.750								
Public Transport Corridors & Local Centres- South Ribble	12.113	0.250	0.068	0.035	0.706	3.163	5.302	2.589									
Masterplan costs	0.025					0.025											
CL Transport Modelling costs	0.269			0.098	0.097	0.030	0.020	0.024									
Revenue costs to be included in City Deal	0.087			0.006	0.008	0.013	0.010	0.010	0.010	0.010	0.010	0.010					
City Deal funding for LCDL staff	1.309				0.164	0.164	0.164	0.164	0.164	0.164	0.164	0.164					
Communications and Marketing	0.065			0.003	0.024	0.038											
Construction inflation provision	11.637					1.465	1.530	1.389	2.321	2.868	1.416	0.649					
<b>Total Delivery Programmes</b>	<b>395.615</b>	<b>7.408</b>	<b>19.564</b>	<b>21.122</b>	<b>29.539</b>	<b>70.355</b>	<b>39.132</b>	<b>39.412</b>	<b>61.626</b>	<b>61.904</b>	<b>26.993</b>	<b>18.559</b>					
Cost of Capital	0.144			0.095	0.269	0.285	0.213	0.326	0.364	0.022	0.482	0.495	0.296	0.167	0.122	0.077	0.035
<b>Surplus/ (Deficit)</b>	<b>0.126</b>	<b>2.185</b>	<b>4.207</b>	<b>5.335</b>	<b>16.033</b>	<b>16.193</b>	<b>1.934</b>	<b>6.540</b>	<b>5.512</b>								