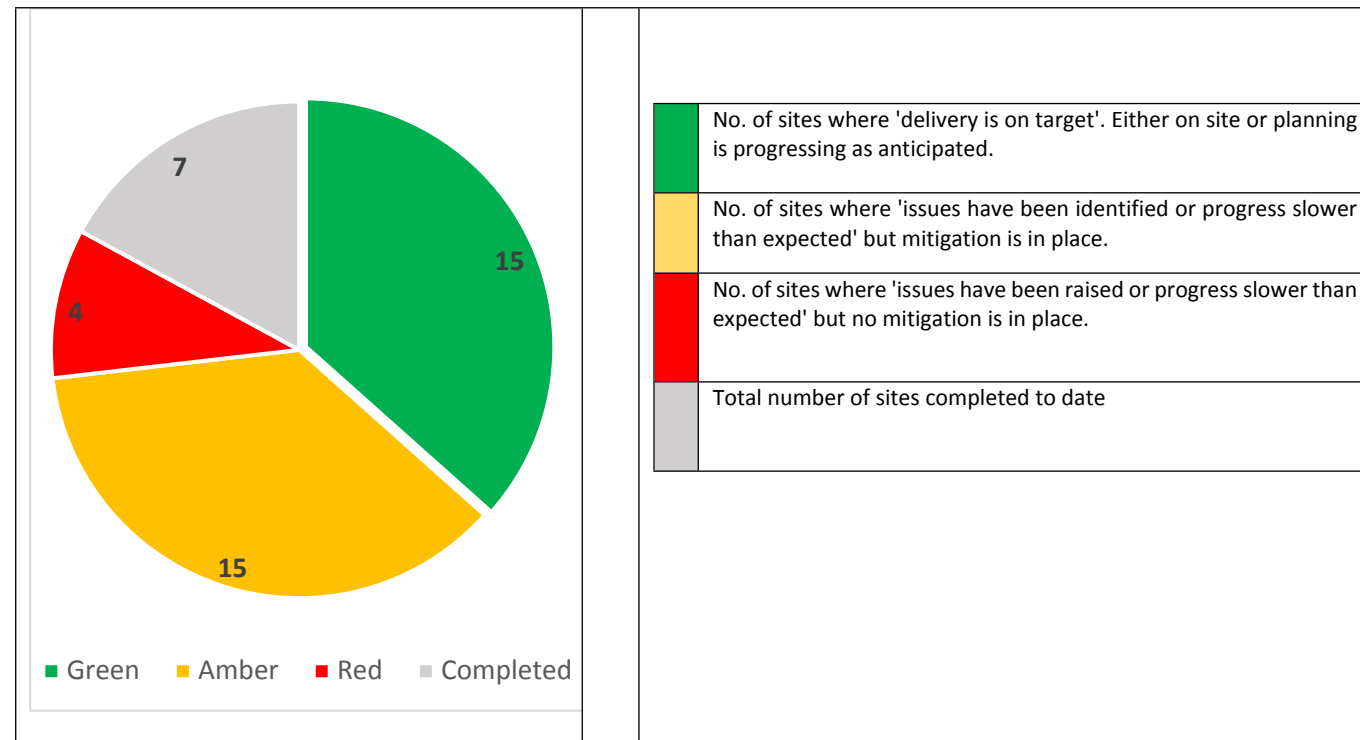


City Deal employment site performance summary: April 2017 – March 2018

Appendix 2

Fig. 1 – Employment delivery progress up to March 2018



Commercial floorspace (sq m) completed between 1 April – 30 March 2018:
9,635 sq m against a target of 2,640 sq m.

Fig 2 - Summary of employment sites progressing well

Details	RAG
South Ribble	
Moss Side Test Track – Planning application has been submitted, included within which is a range of commercial land use.	
Farington Hall Estate – Disposal process on-going to developer and site activity anticipated in 2019 ahead of City Deal targets.	
South Rings Business Units – Completion of hybrid business units ahead of scheduled City Deal targets with strong sales/lettings. Further units currently under construction.	
Samlesbury Enterprise Zone – Academy for Knowledge & Skills (ASK) and Defence Logistics Facility built out. Spine Road linking to A59 to A677 complete and due to open imminently. Ongoing enquiry handling and next phase site delivery strategy under preparation.	
Preston	
Preston East Employment Sites – Ongoing build out of small industrial units and car retail showrooms at 'Vision' at Red Scar and other Preston East sites (eg. Sector D site). Preparation for marketing and disposal of Homes England 'Expansion Land' to begin next year.	
UCLan campus – Engineering Innovation Centre on site and due for completion January 2019. Preparation being made for start on site of Student Centre in 2019/20.	
Horrockses (Queen's Retail Park) – Ongoing build out with new food & beverage units and refurbished retail warehouse. Planning application has been consented for additional retail units.	
Guild Hall Theatre – New leisure destination completed (LeVel).	
Prince's Central Building – Business case being developed for new Health Hub.	

Fig 3 - Summary of employment site identified as amber or red (issues and responses)

Site details and issues identified that could affect delivery
Preston
Eastway (warehouse) - Housebuilder focus has been on other sites. Occupier interest and reserved matters represents good recent progress. Homes England progressing matters.
Eastway (health care centre) - Housebuilder focus has been on other sites. Occupier interest and reserved matters represents good recent progress. Homes England progressing matters.
Cottam Hall (retail units) - Retail/Commercial element not likely to come forward due to viability issues. May come forward for community use. Site progress being monitored via DSDG.
Bluebell Way – Disposal process re-started due to strong developer interest. Timeframes agreed and longstop date in place for disposal. Other sites in Preston East being built out in the meantime.
Preston East (expansion land) – Homes England resource issues led to a delay in progressing the sales and marketing plan. New milestones agreed. No delays expected in site coming forward.
Preston CBD (office) – Cost/value challenges remain in office market. Potential anchor tenant engagement ongoing. Site is a key element in City Deal marketing activity to raise occupier interest.
Preston Cinema scheme – Revised timescales reflect a completed site in 2020/21. Project development activity continues. Site is a key element in City Deal marketing activity.
Cottam Hall (supermarket) – Retail/Commercial element not likely to come forward due to viability issues. Site progress being monitored by DSDG in respect of housing element.
Cottam Hall (retail units) – Retail/Commercial element not likely to come forward due to viability issues. Site progress being monitored by DSDG in respect of housing element.
Whittingham Hospital (retail units) - Retail/Commercial element not likely to come forward due to viability issues. Site progress being monitored by DSDG in respect of housing element.
Winckley Square (College House) – Lack of landlord interest in developing the site despite attempts to engage. The property remains an underutilised asset in a regenerated Winckley Square.
South Ribble
Cop Lane (supermarket) – Challenging retail climate led Tesco to pull out of the scheme. Disposal process underway (to be concluded over the summer). Early indications of strong market interest.
Pickerings Farm (local centre) – Planning submission expected Q3 2018/19. Site progress monitored by DSDG/Pickerings Farm Steering Group
Cuerden – IKEA withdrawing from site has affected progress. Future development options being explored.
South Rings (retail warehouses) – Whilst planning permission has been secured the challenging retail climate has resulted in no further developments. The site is not expected to come forward in the short-term.

The Development Sites Delivery Group (DSDG) continue to monitor risks that are significant to City Deal and work with partners and developers to formulate appropriate