



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Stewardship Board

Minutes of the Meeting held on Thursday, 25th July, 2019 at 10.00 am at the Savoy Suite 1 - The Exchange - County Hall, Preston

Present

Nicola Elsworth (Chairman)

Jim Carter
Gary Hall

Adrian Phillips
Angie Ridgwell

In Attendance

County Councillor Geoff Driver CBE, Leader, Lancashire County Council
Councillor Matthew Brown, Leader, Preston City Council
Councillor Paul Foster, Leader, South Ribble Borough Council
Mark Rawstron, LEP Director
County Councillor Michael Green, Lancashire County Council (Nominated Observer)
Jo Ainsworth, LEP and Special Projects Finance Manager, Lancashire County Council
Jane Blundell, Deputy Section 151 Officer, South Ribble Borough Council
Deborah Holroyd-Jones, Senior Development Manager, Homes England
Joanne Hudson, Project Manager, Lancashire County Council
Marcus Hudson, Planning Manager, Lancashire County Council
Michelle Lawty-Jones, Director of the Lancashire Skills Hub
Andy Milroy, Senior Democratic Services Officer, Lancashire County Council
Jonathan Noad, Director of Planning and Property, South Ribble Borough Council
Sarah Parry, City Deal Programme Manager, Lancashire County Council
Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council

1. Welcome and Apologies for Absence

The Chairman, Nicola Elsworth, welcomed all to the meeting. Round table introductions were made. Apologies for absence were presented from Danielle Gilliespie (Homes England) with it noted that Nicola Elsworth had been formally nominated as her representative and Chairman of the Stewardship Board.

2. Minutes of the City Deal Executive meeting held on 12th March 2019

Resolved: That the minutes of the City Deal Executive meeting held on 12th March 2019 be approved as an accurate record and duly signed by the Chairman.

3. Minutes of the City Deal Stewardship Board meeting held on 12th March 2019

Resolved: That the minutes of the City Deal Stewardship Board meeting held on 12th March 2019 be approved as an accurate record and duly signed by the Chairman.

4. Matters Arising

None

5. Declarations of Interest

Jim Carter made two declarations – one relating to the Cuerden Development as his employer, Eric Wright, is engaged with the Lancashire Central project. The second declaration related to the East Cliff Preston building and that Eric Wright had been chosen to undertake civil engineering on the bridge in that area.

Both declarations were noted and it was agreed that they did not preclude Jim from participating in all items on this agenda specifically.

6. Homes England Quarterly Monitoring Progress Update – Q4 2018/19

Nicola Elsworth, Head of Public Sector Land, and Deborah Holroyd-Jones, Senior Development Manager, both Homes England, presented a report (circulated) which contained the Homes England Quarterly Monitoring Progress Update for Quarter 4 2018/19.

It was highlighted that good progress have been made between the period 1st January 2019 to 31st March 2019. Key highlights for the quarter included:

- Cottam Hall Phase 1 – Completed at the end of March 2019.
- Cottam Hall Phase 2 – Story Homes are building out well, with 12 completions during this reporting period
- Cottam Hall Phase 3 – There was a formal start on site made by Morris Homes in January 2019.
- Cottam Hall Phase 4 – Conditional contract with Rowland Homes was entered into on 29th March 2019.
- Cottam Hall Phases 5 and 6 – Following Market Testing across the Cottam sites a decision was made to bring forward Phase 6 ahead of Phase 5.
- Cottam Brickworks – Meetings and negotiations continue to take place, a planning application is expected to be submitted during Summer 2019.
- Land at Eastway (Residential) – Story Homes are building out well with 9 completions during the reporting period.
- Land at Eastway (Commercial) – Access works have been delayed until at least September 2019.
- Whittingham – Good progress has been made on Phase 1 with 5

completions in the reporting period.

- Preston East EA – Homes England's internal approval for the required investment into the site and proposed disposal strategy is required. Following this site investigations and de-risking works will commence.
- Preston East – Sector D – Inchscape Estates are on site and construction is underway.
- Pickerings Farm – The Masterplan and outline planning application process continues with detailed discussions between all organisations taking place.
- Altcar Lane – The Reserved Matters application has been approved. Lovell have commenced development onsite during February 2019.
- Croston Road North – Marketing has commenced.
- Croston Road South – Miller are on site and building out, there were no completions during this period but 8 completions have been recorded on Phase 2 of this site.
- Brindle Road – This is completed.
- Walton Park Link – Morris commenced early site clearance works on site in September 2018. First housing completions are likely to be in Quarter 1 2019/20.

In addition an update was provided on finance and it was confirmed that Homes England is on track to pay the £37.5m grant by 2022/23.

Resolved: The City Deal Executive and Stewardship Board noted the content of the report and the progress made during Quarter 4 2018/19 – 1st January 2019 to 31st March 2019.

7. End of Year Performance Monitoring Report - Year 5 2018-19

Joanne Hudson, Project Manager, Strategic Development, Lancashire County Council presented a report (circulated) which provided the City Deal Executive and Stewardship Board with an end of year performance monitoring report for year 5 – 2018/19.

It was highlighted that overall housing performance remains positive against targets with 1289 units completed against a target of 1130. For City Deal across to whole area 4991 houses have been delivered which is lower than target. With regard to commercial sites demand for commercial land remains high but it is slightly behind target. Job creation figures are on target. It was noted there was an error with regard to the commercial floor space figures on the dashboard (Appendix '1') which it was noted would be corrected and an updated version published after the meeting.

There has been a total of 1711 jobs created in 2018/19 that are associated with City Deal commercial floor space completions. Public and Private Sector investment £130.5m

An update was provided on each of the Infrastructure schemes within the City Deal.

Dr Michele Lawty-Jones, Director of the Lancashire Skills Hub provided an update on employment and skills work. The City Deal Skills and Employment Steering Group continues to meet regularly and it was noted that a key focus is on construction. Partners continue to deliver a range of activities within schools and businesses aimed at encouraging the recruitment of apprentices within the construction sector with the key activities that have taken place in the last year noted by the Board.

Sarah Parry, City Deal Programme Manager, summarised that the report forms the basis of the return to Government and presents a positive picture. However there were some important points to note – at moment the Lancashire City Deal is a 10 year deal and the results are positive in terms of annual trajectory but from a 10 year deal perspective it is not quite achieving the numbers. Now as progress into the second 5 year period the numbers become unachievable. It was also noted that technical officers will conduct a review of the job numbers.

Resolved: The City Deal Executive and Stewardship Board noted the overall performance of the Programme in the 2018/19 (Year 5) monitoring period and endorsed the proposed return to Government as set out in the report.

8. Any Other Business

None

9. Date of Next Meeting

It was noted that the next combined Preston, South Ribble and Lancashire City Deal meeting was scheduled to be held on 14th October 2019 at 5:30pm in Committee Room 'B' – The Diamond Jubilee Room, County Hall, Preston.

10. Exclusion of the Press and Public

Resolved: That the press and public be excluded from the meeting during consideration of the following items of business on the grounds that there would be a likely disclosure of exempt information as defined in the appropriate paragraph of Part 1 of Schedule 12A of the Local Government Act 1972, as indicated against the heading of each item. It is considered that in all the circumstances the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

11. City Deal Business and Disposal Plan 2019-22 and Delivery to Date as at 31st March 2019

Nicola Elsworth presented a private and confidential report (circulated) regarding the City Deal Business and Disposal Plan for 2019 – 2022 and an update on delivery to date as at 31 March 2019.

It was noted that there is currently activity on 6 of the 11 sites with developers

building out at pace. To date there have been over 500 completions on Homes England sites. In addition the number of grant payments made by Homes England to fund delivery of the infrastructure projects was noted by Committee Members.

Resolved: The City Deal Executive and Stewardship Board:

- (i) Noted the progress towards the successful delivery of the 11 Homes England City Deal sites.
- (ii) Noted Homes England's current and future investment into the City Deal; and
- (iii) Endorsed the update Business and Disposal Plan (BDP) setting out the site milestones and financial forecasts to March 2022.

16. A582 South Ribble Western Distributor

Marcus Hudson, Planning Manager, Lancashire County Council, presented a private and confidential report (circulated) regarding the A582 South Ribble Western Distributor.

Updates were provided on preparation of the planning application, the cost plan, land assembly, design, procurement and construction.

Committee Members clarified the current cost range of the scheme and an update was provided on historical changes to cost with it agreed that previous reports on the subject would be circulated to new Committee Members and further briefings arranged. In addition the Section 151 officer provided an update on historical budget information and cost estimates provided previously to the City Deal.

Resolved: The City Deal Executive:

- (i) Agreed to the funding of preparatory work, as detailed in the report;
- (ii) Supported the principle of the acquisition by agreement, in advance of Compulsory Purchase powers, of rights, interests and enabling arrangements to facilitate the widening of the A582/B5253 South Ribble Western Distributor; and
- (iii) Requested that regular updates be provided as the scheme progresses.

The City Deal Stewardship Board noted the decision taken by the City Deal Executive as set out above.

12. City Deal Review Update

Stephen Young, Executive Director of Growth, Environment and Transport, Lancashire County Council gave a private and confidential presentation regarding the City Deal Review which updated Committee Members on progress made and potential funding options.

County Councillor Geoff Driver (Lancashire County Council – Executive Committee Member) left the meeting during this item but nominated County Councillor Michael Green as his substitute therefore ensuring the meeting remained quorate.

The Executive and Stewardship Board was presented with an opportunity to progress with Homes England a Small Site Funding bid with it resolved to authorise officers to prepare the necessary Business Case and progress with Homes England in accordance with the timescales presented.

Resolved: The City Deal Executive and Stewardship Board agreed to authorise officers to prepare the necessary Business Case and progress the Small Sites Funding opportunity with Homes England in accordance with the timescales presented.

13. Project Delivery Monitoring Report - Quarter 1 2019/20

Joanne Hudson presented a private and confidential report (circulated) which contained the Quarter 1 2019/20 Project Delivery Monitoring Report.

Councillor Paul Foster provided feedback regarding communication on the Bamber Bridge / City Centre scheme with officers requested to note and action accordingly.

Resolved: The City Deal Executive and Stewardship Board noted the Quarter 1 Project Delivery Monitoring Report for the period April-June 2019 and endorsed the proposed infrastructure delivery milestones for 2019-2022 as presented in the report.

14. City Deal Finance Report Quarter 4 Year End 2018-19

Joanne Ainsworth, Lancashire Enterprise Partnership and Special Projects Finance Manager, Lancashire County Council presented a private and confidential report (circulated) containing the City Deal Finance Report for Quarter 4 – Year End 2018/19.

The current financial position of City Deal was highlighted including key risks to the model.

Resolved: The City Deal Executive and Stewardship Board:

- (i) Noted the Quarter 4 and Year End Finance Update; and
- (ii) Noted the key risks and issues going forward and accepted mitigation is needed to ensure the model remains balanced over the lifetime of the deal, utilising the three strategies advised by the Steer Review report of expenditure mitigation, income generation and scheme prioritisation.

15. North West Preston Roads Programme

Marcus Hudson presented a private and confidential report (circulated) containing an update on the North West Preston Roads Programme comprising the Preston Western Distributor, East West Link Road and Cottam Link Road.

Key dates and milestones were highlighted to Committee Members in addition to updates regarding land assembly, external funding, scheme cost, cost verification, phasing programme and City Deal local contribution reduction opportunities.

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