



CITY DEAL

Preston, South Ribble & Lancashire

Preston, South Ribble and Lancashire City Deal - Stewardship Board

Minutes of the Meeting held on Tuesday, 11th October, 2022 at 2.00 pm at the Committee Room 'C' - The Duke of Lancaster Room, County Hall, Preston

Present

Karl Tupling (Chair)

Angie Ridgwell
Gary Hall

Adrian Phillips
Mark Rawstron

In Attendance

County Councillor Phillippa Williamson, Leader, Lancashire County Council
Councillor Matthew Brown, Leader, Preston City Council
County Councillor Aidy Riggott, Cabinet Member for Economic Development and Growth,
Lancashire County Council (nominated City Deal observer)
Councillor David Borrow, Preston City Council, (nominated City Deal observer)
Nicola Elsworth, Head of Planning and Enabling, Homes England
Joanne Ainsworth, Principal Accountant, Lancashire County Council
Chris Hayward, Director of Development and Housing, Preston City Council
Phil Green, Executive Director of Growth, Environment and Planning, Lancashire County
Council
Sarah Parry, City Deal Programme Manager, Lancashire County Council
Steve Burns, Head of Service - Strategic Development, Lancashire County Council
Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council
Samantha Parker, Senior Democratic Services Officer, Lancashire County Council
Craig Alker, Democratic Services Officer (Technical), Lancashire County Council

1. Welcome and Apologies for Absence

The Chair welcomed everyone to the meeting.

Apologies were received from Cllr James Flannery who was due to replace Cllr Paul Foster from South Ribble Borough Council.

It was noted that as there was no Executive Member from South Ribble Borough Council present at the meeting, the Executive Board was not quorate. Therefore, any decisions made by the Executive Board at the meeting will be ratified by written resolution after the meeting.

2. Minutes of the City Deal Executive meeting held on 20 October 2021

Resolved: That the minutes of the City Deal Executive Board meeting held on 20 October 2021 were approved as an accurate record and signed by the Chair.

3. Minutes of the City Deal Stewardship Board meeting held on 20 October 2021

Resolved: That the minutes of the City Deal Stewardship Board meeting held on 20 October 2021 were approved as an accurate record and signed by the Chair.

4. Matters Arising

It was noted that Item 8 on the minutes from the previous meeting was in relation to a Parking Levy report. It was suggested that this be looked at as part of the Lancashire 2050 work.

5. Declarations of Interest

No declarations of interest were made.

6. Homes England Quarterly Monitoring Progress Update Report - Q1 2022/23

Nicola Elsworth, Homes England presented a report which updated the City Deal Stewardship Board members about the progress being made at Homes England sites during Quarter 1 of the 2022/23 financial year and it was noted that strong progress had been made during the quarter.

In terms of specific updates:

- Cottam Hall was in the last phase of the development (Phase 6, Plot 15) and since the publication of the report, the work in the phase had been started.
- 51% of the homes at the Land at Eastway had been completed and discussions were ongoing with Preston City Council in relation to the Commercial Plot.
- Phase 1 at Whittingham Hospital had been completed and work on Phase 2 began earlier this year.
- A commercial deal was expected to be signed shortly at Preston East, and it was anticipated that a large receipt for the site would come in around March 2024, depending on the various planning processes.
- Whilst no loan payments were made, a grant payment of £80,169 was made to Lancashire County Council in April 2022 in relation to overage received from the buildout of land at Eastway, Preston.

The Board was also informed that South Ribble Borough Council had received a notification from the Planning Inspectorate of an 8-week delay in the planning

appeal decision in relation to Pickerings Farm.

It was highlighted that the table in section 5 of the report showed a breakdown of the on-site affordable homes provision achieved across the City Deal sites. It was noted that all sites were delivering policy compliant affordable housing, except for the Whittingham site where visibility issues had led to a lower level of S106 affordable homes being provided.

The City Deal Executive and Stewardship Boards thanked Karl Tupling, the Chair of the Stewardship Board, for his years of service to the City Deal and wished him luck in the future, as he would soon be retiring from Homes England.

Resolved: That the City Deal Stewardship Board noted the contents of the report and the progress made by Homes England during the first quarter of the 2022/23 financial year.

7. Any Other Business

There was no other business to be considered.

8. Date of Next Meeting

It was noted that the next Combined City Deal Executive and Stewardship Board meeting will take place on a date yet to be agreed, in December.

It was also requested if an informal meeting could be held with only the Executive Board Members to discuss a way forward for the City Deal, and for this meeting to take place prior to the next meeting of the Board.

9. 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.

10. Preston Western Distributor Roads Programme - Update

Phil Wilson, Central Lancashire Master Plan Delivery Manager, Lancashire County Council presented a private and confidential report which provided an update on the programme of the Preston Western Distributor Scheme.

It was noted that the progress of the work was going strong and the good weather over the summer period allowed for the work to catchup, following a previous spell of bad weather.

Officers were optimistic about the scheme completing as per programme and budget; however, it was highlighted that inflation rates for construction supplies

remained high.

The Board thanked and commended the officers for their hard work in delivering the scheme during unprecedented times for the industry.

Resolved: That the City Deal Executive noted the current programme and financial position of the Preston Western Distributor Scheme.

11. City Deal - Proposed Way Forward

Sarah Parry, City Deal Programme Manager, Lancashire County Council presented a private and confidential report on the proposed way forward for the Preston, South Ribble and Lancashire City Deal.

It was noted that in recent years, the Preston, South Ribble and Lancashire City Deal has been under review following a number of risks crystallising as highlighted in the report. Since that time, extensive work had been undertaken by the City Deal partners, including ongoing dialogue with Government, to identify options for mitigating these risks.

Therefore, a proposal was brought forward in the report which would create a funding package made up of a mix of more housing (releasing additional developer contributions), additional capital contributions and government grants, alongside a prioritised delivery programme.

It was noted that South Ribble Borough Council was awaiting further technical information from officers, in order to present a report on the proposed new City Deal to a meeting of their Full Council on 23 November 2022. The Board requested that the technical information could also be shared with the rest of the Board.

The Board was also informed that there were key issues still to work through in order to bring forward and agree a varied set of terms and operating financial arrangements.

The Board broadly agreed with the proposal, with a deadline for officers to work to on a draft varied set of terms to be considered by the South Ribble Borough Council meeting on 23 November 2022, followed by Preston City Council and Lancashire County Council Cabinets. The proposed deal should also come back to the Board meeting on a date to be arranged in December.

It was also requested that an informal meeting be held with only the Executive Board Members to discuss the way forward for the City Deal, and for this meeting to take place prior to the next meeting of the Board.

Resolved: That the City Deal Executive support in principle the outline proposal for a revised City Deal as set out in the report and request officers to draw up the detail and to report back to the Board for final approval.