



CITY DEAL

Preston, South Ribble & Lancashire

Private and Confidential

Preston, South Ribble and Lancashire City Deal Stewardship Board

Minutes of the Meeting held on Friday, 13th February, 2015 at 10.30 am at the Cabinet Room 'D' - The Henry Bolingbroke Room, County Hall, Preston

Present

Mr K Tupling (Chair)

Mr S Browne
Mr J Carter

Ms L Norris
Mr M Nuttall

In Attendance

Mr M Hudson, Head of Planning, Lancashire County Council
Mr A Milroy, Company Services Officer, Lancashire County Council
Mr S Sage, Homes and Community Agency
Mr T Seamans, Head of Communications, Lancashire County Council

1. Welcome and Apologies for Absence

The Chair, Mr K Tupling, welcomed all to the meeting. Apologies for absence were presented from Ms J Turton, Chief Executive, Lancashire County Council, with Mr S Browne nominated to attend in her place.

Mr A Milroy, Democratic Services, Lancashire County Council was invited to discuss proposed changes to the Governance arrangements of both the City Deal Stewardship Board and the City Deal Executive.

Mr Milroy explained that over the past few meetings the Stewardship Board and Executive agendas have begun to mirror each other and often contain the same items on both agendas that require presenting to each meeting causing duplication. In order to reduce bureaucracy and save time it was proposed to merge agendas for the Stewardship Board and Executive into one, whilst maintaining clear separation within the agendas for Stewardship Board only items, items for joint consideration and Executive only items.

It was proposed that the Chair of the Stewardship Board will chair the section for Stewardship Board only items, with the Chair of the Executive chairing the section for joint items and the section for Executive only items. In order to maintain formal separation and comply with governance requirements it was further proposed that separate minutes still be prepared for each Committee. Mr

Milroy concluded that a formal report confirming the new governance arrangements will be presented to the next meeting.

Resolved: That the City Deal Stewardship Board approved the revised governance arrangements and noted that a report would be presented to the next meeting confirming the new arrangements.

2. Minutes of the last meeting held on 31st October 2014

Resolved: That the minutes of the last meeting held on 31st October 2014 be approved and signed by the Chair.

3. Matters Arising

None

4. Declarations of Interest

None

5. City Deal Implementation Update

Mr S Browne, City Deal Programme Director, Lancashire County Council presented a report (circulated) regarding the City Deal Implementation Update.

Section A: Implementation Update

Mr Browne highlighted that a number of "blue" sections had appeared on the Implementation Plan status report, which indicated those schemes / developments had been delivered. This included the Chain House Lane Junction on the A582 South Ribble Western Distributor, Station Road / Wigan Road / Lostock Lane works, Fishergate Central Phase 1, Preston Bus Station activities, Year one commitments at Cottam Brickworks, Haydock Grange, Lightfoot Lane, Whittingham Road North and South, Hospital Inn Crossing and School Lane.

In addition, it was reported that the majority of the other schemes and developments were either running to schedule, or in some cases were ahead of schedule. Some slippages was reports on a minority of schemes, the Leyland-Preston Improvement Plan will now be published for consultation in 2015/16 due to resource constraints, the adoption of the Masterplan for Cuerden had slipped from Q4 (2014/15) to Q1 in 2015/16 in order to allow time for representations to be made as part of the consultation. Moss Side Test Track has been delayed due to further consideration of bids, Wesley Street Mill has slipped due to delays with completion of contracts between the landowner and developer. Finally, University Tech College has slipped and the decision to re-submit the application will be made after the General Election in May 2015.

The Board commended the Programme Director and report as presented and expressed how pleased they were with progress made to date, particularly the number of schemes that have been completed ahead of schedule. The Committee requested that staff who have worked on the schemes be thanked for all their efforts.

The Board mentioned that some small snags had been reported regarding the Fishergate Central project and the Ringway traffic lights project. The Programme Director agreed to follow up on these projects and ensure any small snags are completed.

Section B: 2014/15 Quarter 3 Finance Monitoring

With regard to the Finance Monitoring report for Quarter 3 of 2014/15, the Programme Director reported that the message is positive and that so far the overall Infrastructure Delivery Fund is delivering the schemes and developments under budget.

Resolved: The City Deal Stewardship Board:

- a. Commented on and noted the progress made on delivering the City Deal Infrastructure delivery Plan during Quarter 3, and;
- b. Note the City Deal 2014/15 Quarter 3 Finance Monitoring Report.

6. HCA Business and Disposal Plan - Progress Update

Mr S Sage, Homes and Communities Agency, presented a report (circulated) which provided an update on progress made with the delivery of the HCA land assets since the last Stewardship Board and Executive Committee meetings.

Mr Sage reported that overall progress in the third Quarter has been good with a large majority of schemes progressed / delivered on schedule against the targets and milestones set out in the Business Disposal Plan (BDP).

In terms of specific sites, good progress has been made on Cottam Hall, Croston Road North and Whittingham Hospital. Pickerings Farm has moved forward with a negotiation strategy, which has now been agreed.

Planning permission at Croston Road North has been granted subject to a Section 106 agreement.. Sites where HCA are working in partnership with the private sector are proving more challenging, however the HCA are keen to keep these sites on track in line with the milestones as set out in the BDP. Moving forward, the key objective is to get the HCA sites out to the market and subsequently have developer partners on board to ensure delivery.

With regard to the HCA Land Assets, Mr Sage reported that since the last meeting on 31st October 2014, the HCA Lancashire & Cumbria (L&C) Team has made good progress, ensuring continued delivery of the land portfolio. Some of the key milestones have been achieved in the third quarter, summarised as follows:

- Cottam Hall – Preferred Developers identified on Phase 2 - plots 11, 12 and 13. There have been a number of housing completions on Phase 1 - Site K.
- Croston Road North – Outline application given permission, subject to the S106 Agreement being signed.
- Pickerings Farm - Negotiations with Taylor Wimpey are underway.
- Whittingham Hospital – Phase 1 deal became un-conditional; all conditions in the agreement have been met.
- Croston Road South – Preferred developer selected and HCA approvals to be sought imminently.

The Stewardship Board noted the full summary provided at Appendix 'A' to the report.

Mr Sage and Mr Tupling also stated that work on an updated BDP (2015-18) was underway which has adopted a three year rolling timescale to mirror the IDP. The BDP would be brought to the next meeting on 23rd April 2015 for approval.

The Board discussed the obligations of the HCA and that they extend further than just the sale of land. The HCA has an obligation to work with partners to ensure land is brought forward and housing is delivered, there are milestones within the BDP to assist with achieving these obligations on the HCA City Deal assets.

The Board also discussed the District Council requirements to provide strategic housing assessments and co-ordinating how the assessments are done as the City Deal progresses.

The Chief Executives of Preston City Council and South Ribble Borough Council agreed to review the strategic housing assessment process and to consider if changes need to be made to co-ordinate the assessments with City Deal priorities.

Resolved: The City Deal Stewardship Board noted the content of the report and the progress made in the delivery of the HCA land assets in Quarter 3.

7. General Update

Mr S Browne presented a report (circulated) which provided a general update on the Community Infrastructure Plan, Employment and Skills Plan, Preparation of the 2015/18 Infrastructure Delivery Plan and Government Stocktake of the City Deal.

Community Infrastructure Plan (CIP)

It was reported that at this point in time, a draft CIP has just been produced and has been reviewed by the Community Infrastructure Working Group. The intention is that where appropriate, proposals in the CIP will be brought forward for consideration by the City Deal Executive and Stewardship Board as part of the 2015/18 Infrastructure Delivery Plan, at its meeting to be held on 23rd April 2015.

The draft document identifies a schedule of the potential additional community infrastructure requirements across the City Deal area based upon existing provision (for education, health, public open space, leisure and recreation and others) and future needs, based on the scale and distribution of future housing and commercial development. There is likely to be a need to prioritise the contents of the schedule in order to bring forward infrastructure at the appropriate time but also to acknowledge commercial viability in new developments.

The CIP will also incorporate the Environment Agency's priority plans to address flood risk with a substantial investment in prevention measures along the River Ribble corridor through the City Deal area.

Employment and Skills Plan

It was reported that the Lancashire Skills Board (a formal sub-committee of the Lancashire Enterprise Partnership) is preparing a City Deal Skills and Employment Strategy. This Strategy, along with an action plan, will be considered by the Skills Board in Spring 2015, and submitted to the City Deal Executive / Stewardship Board as soon as possible thereafter.

The Board expressed a view that it would wish to see the Employment and Skills Plan include the living wage and apprenticeships.

2015 / 18 Infrastructure Plan (IDP)

It was reported that work has begun on the preparation of the 2015/18 Infrastructure Delivery Plan. It is the intention that the next IDP will operate on a three year rolling basis, providing a longer term delivery forecast compared to the the current version, and will be updated annually.

The 2015/18 IDP will be taken through the appropriate City Deal Working Groups and brought to the City Deal Executive / Stewardship Board at its meeting on 23rd April 2015, for approval.

Government Stocktake of the City Deal

An update was provided on the undertaking of a "stocktake" of all Wave 1 and Wave 2 City Deals by Cabinet Office. The purpose of the stocktake is threefold:-

- To discuss delivery and implementation so far
- Identify any lessons learned
- Agree how reporting could be improved going forward.

It was reported that the Cabinet Office visited Lancashire on 30th January 2015 and involved a visit from the Cabinet Office Cities and Local Growth Unit and the Department for Business Innovation and Skills.

The Chair of the Lancashire Enterprise Partnership was in attendance and the discussions on the day were felt to be very positive, by both Government representatives and local partners.

Resolved: The City Deal Stewardship Board noted the report.

8. Communications and Marketing Update

Mr T Seamans, Head of Communications, Lancashire County Council gave a presentation regarding the communication and marketing strategy for the City Deal.

Mr Seamans highlighted that the strategy involved selling Lancashire, linking into the Lancashire Enterprise Partnership and getting across the key messages about the City Deal such as job creation, housing, large scale investment in the infrastructure of Lancashire, targeting local and national businesses and investors.

At present a number of communication strategies are being used to promote the City Deal and Lancashire, including time lapse videos, brands, social media and advertising boards. In addition public community meetings are being held to keep members of the public informed of progress, leaflets and newsletters are being produced and partners are working together to communicate what the City Deal is delivering.

Resolved: The Board noted the Communication and Marketing Update.

9. Any Other Business

Mr K Tupling, Homes and Communities Agency, highlighted that a Preston and South Ribble Developer Forum would be held on 23rd February 2015 which will present an opportunity to highlight how developers and partners can bid into national resources. The HCA will be talking to partners with a view to bringing schemes forward.

10. Date of Next Meeting

It was noted that the next meeting of the City Deal Executive / Stewardship Board was scheduled to be held on 23rd April 2015 at 10am in Cabinet Room 'D', County Hall, Preston as a combined meeting.