



HM Government

Leyland Town Deal Board

Tuesday, 14th June, 2022, 8.00 am

Leyland United Reformed Church, Quin St, Leyland PR25 2TA

Agenda

1 Welcome and Apologies

2 Declarations of Interest

3 Minutes of the last meeting and Matters Arising

Please find attached:-

Minutes of 10 Feb 2022 (amended) - for information; and

Minutes of 9 March 2022 – for approval.

(Pages 3 - 10)

4 Board Feedback on Stage 3 Design

5 Feedback on CLGU Visit

6 Overview of Revised Programme

7 Shared Prosperity Fund

8 Risk Register

9 Any other business

10 Date of next meeting

To be confirmed.

Gary Hall
Chief Executive

Electronic agendas sent to Members of the Leyland Town Deal Board

The minutes of this meeting will be available on the internet at
www.southribble.gov.uk

Forthcoming Meetings-
To be confirmed.

Agenda Item 3

2

5 Signing off the Business Case

Leah Millward and Scott Leadbetter from Steer Group gave a presentation regarding the formal signing off for the Business Case.

Steer updated the Group that in the original Leyland Town Investment Plan, the various investments outlined to regenerate Leyland were divided into 3 schemes which identified the development of business cases for each project. However, since then it had been agreed that in order to maximize the strategic alignment, complementarity and value for money and to ensure proportionality in the production of the business cases, Project A & B would be combined. The two business cases being developed were therefore:

Project A: Town Centre Transformation (includes the Market Regeneration); and
Project B: Business Advice, Skills and Enterprise Hub (BASE2).

Steer also updated on the business case composition and costs:-

Project A to consist of the Market Regeneration, Quin St, Balfour Court (previously Churchill Way), Church Place, Public Realm and Other Fees (i.e. site acquisitions etc.);

Project B to consist of BASE2, Market Square and Other fees (i.e. site acquisitions etc.)

The update was acknowledged by members of the Town Deal Board.

Rachel Salter, Service Lead (Development and Business) also informed the Board that she was engaging with Runshaw College as a service provider for BASE2.

The Leader of the Council, Councillor Paul Foster stressed that this was significant investment and that the Council as the accountable body would be taking on the risk. The matter would be formally considered by the Council on 23 February 2022.

Questions and key issues highlighted during the discussion were:-

Public Realm – a question was asked as to who will be responsible for ongoing maintenance. Councillor Foster indicated that the Council was looking to create a fund for this purpose. Rachel Salter also said that they were working with Lancashire County Council on specific materials.

Segregated cycleway – it was confirmed that the cycleway would be separate from the road at Chapel Brow.

Cycle investment – are the benefits presented in the Business Case realistic? Steer responded that this would be audited further down the line and would depend on the value of the uplift. It was stressed that the Business Case would be transparent and robust.

Katherine Fletcher MP queried as to the sequence of events leading up to submission. Rachel Salter explained that the next steps will be developing a funding profile aligned with the construction programme. The Business Case will be finalised at the end of this month and then go through an independent review.

Agenda Item 3

3

Katherine Fletcher MP expressed concerns about the governance arrangements/decision-making process and lateness of the information provided given that the Board were being asked to sign off the Business Case at this stage. The Chair stressed that the Business Case presented for sign off was a refinement of what had previously been considered by the Board. He also sought to clarify that the accountable body for the Town Deal project was not the Town Deal Board, but the local authority i.e. South Ribble Borough Council and hence the Business Case ***was not being signed off by the Board but rather recommended for approval to the Council.***

It was highlighted that the timetable for submission was set by the Government, that development of the business case had been an iterative process and that Board members had been provided with the latest version of the information at each stage.

Councillor Foster stressed that timescales for submission were extremely tight and as the legally accountable body the Business Case must be approved by Council.

It was requested that further information to support the Business Case be shared with the Board. It was agreed that all possible information would be shared, including a summary of the design that is being developed and an outline of the cost and funding of the scheme, however some information would be kept confidential due to the commercial sensitivity in respect of the interests declared by some Board members.

The Chair moved that ***the Business Case be recommended for approval by the Council*** . A vote was taken by a show of hands as follows:-

FOR:-

Councillor J Bell – South Ribble Borough Council
Paul Foster – Federation of Small Businesses
Claire Lowe – Uclan
Nik Puttnam – Maple Grove
Tim Cahill – Runshaw College
Jeremy Clay – Bodycare Stores
Liam Fergusson – NW projects
Charles Hadcock (Chair) – Roachbridge Mill
Councillor Foster – South Ribble Borough Council
Councillor Bill Evans – South Ribble Borough Council

AGAINST: – Adrian Walsh – Leyland Trucks

ABSTAIN:- – Katherine Fletcher MP

RESOLVED:-

i) That the ***Board formally recommends the Business Case for approval to the Council.***

ii) that further information that supports the Business Case be provided by email for comment by close of play Friday 11 February 2022.

Agenda Item 3

4

6 Stakeholder Engagement Update

Rachel Salter, Service Lead (Development and Business) presented an update on Stakeholder Engagement including the proposed timetable in April and May following budget approval at Council.

RESOLVED:- That the update be noted.

7 Progress Update

Rachel Salter gave a progress update as to the following:-

- Stage 3 Design
- Technical Surveys
- Engagement with LCC Highways and SRBC Planning
- Progression of Acquisitions and access agreements
- Programming

RESOLVED:- That the report be noted.

8 Any other business

None.

9 Date of next meeting

The date of the next meeting is Wednesday, 9 March 2022 at 8.00am.

Chair

Date

- to include the request for further information in relation to the Business Case which was subsequently emailed to the Board for comment.

The Chair emphasized that the Board was not the legally accountable body and Katherine Fletcher MP agreed. Members agreed it was important to clarify this point in the minutes.

Further to this Councillor Foster indicated that legally the Council must be the accountable body – it cannot be the Board.

It was highlighted that the timetable for submission was set by the Government, that development of the business case had been an iterative process and Board members have been provided with the latest version of the information at each stage.

With regard to the request for further information to support the Business Case, it was agreed that all possible information would be shared with the Board, however some information would be kept confidential due to the commercial sensitivity in respect of the interests declared by some Board members.

RESOLVED:- That, subject to the inclusion of the above amendments and points of clarification, the minutes of 10 February 2022 be agreed.

14 Progress / Design Update

Rachel Salter, Service Lead (Development and Business) gave a verbal update on progress and specifically design. She indicated that the structured principles for each of the buildings needed to be set out and that this would require a lot of mediation work.

RESOLVED:- That the update be noted.

15 Stakeholder Consultation Update

Rachel Salter, Service Lead (Development and Business) gave an update on the forthcoming schedule of events with regard to Stakeholder Engagement. She highlighted an engagement event “Meet the Buyer” being held on 28 April 2022, which was aimed at contractors interested in tendering for works. She also highlighted a stakeholder engagement on design planned for 10 May 2022.

Arising from this Katherine Fletcher MP expressed concerns about the pricing / funding model of the Town Deal projects in light of influential factors such as the current conflict in Ukraine. She enquired as to whether there were any contingency plans in the event of funding issues in the future. Councillor Foster responded that risk / contingencies had been built into the pricing policy in liaison with the cost consultants. He stressed that in the event of contingencies there were several options available.

The Chair stressed that the Board’s priority was still to deliver the project and no cuts had been planned. Katherine Fletcher MP welcomed the news but she expressed concern if there were budgetary issues towards the end of the programme, it might jeopardise some of the work e.g. public realm.

She also referred to the planned housing building and construction works and enquired as to whether it would be possible to minimise traffic and disruption to businesses on Hough Lane e.g. by rerouting construction vehicles. The Board were informed that Rachel Salter was already consulting with local businesses on Hough Lane in order to minimise disruption.

The Chair stressed that heavy construction work would commence early in the project in accordance with the programme, which would cause some disruption, but this would reduce over time and therefore, the restricted access and disruption would not last whole 5 years. He suggested however that we could stress to construction companies to put up appropriate screens etc to keep disruption to a minimum.

Councillor Foster also stressed in response to concerns expressed about possible budgetary constraints towards the end of the programme, the planned schedule of works ensures that income generating projects are completed first and public realm projects in the final stages. Neil Conlon, Conlon Construction concurred that in projects of this type, public realm works come towards the end.

Nik Puttnam agreed with the Chair's points and indicated that he would be happy to sit down with the professional team and advise on the sequencing of work.

Liam Fergusson made the point that all construction etc. was governed by the Council's planning regulations and conditions imposed at the planning application stage. The local businesses and residents must be informed of any disruption and further they would be able any breaches of planning conditions to the Council. Andy Walker also pointed out that public consultation was a key part of the planning process. Councillor Foster informed the Board that the Council was consulting with local businesses regularly and invited Katherine Fletcher to share her feedback with Rachel Salter's team.

Councillor Foster also referred to the need to upgrade existing utilities as per of the new house building, hence the reason for the delay prior to carrying out the public realm works. In addition, a Section 278 agreement is required with Lancashire County Council to carry out public realm works which takes 6 – 12 months to get signed off.

Arising from the discussion Adrian Walsh raised an issue with regard to sensitive information sometimes being withheld due to the conflict of interests of some members. The Chair stressed that all information had been shared with the Board, there were only certain elements of procurement detail omitted which would have presented a conflict of interest for some members at the procurement stage.

The Board were reminded that the Council is bound by procurement regulations, and as such is unable compromise its position. The Chair stressed that subject to conflict of interests as stated above, if any individual members are concerned he would be happy to arrange for information to be shared.

RESOLVED:- That the update be noted.

16 Date of next meeting

The next meeting will be held in June 2022, date to be confirmed.

Chair

Date