



- Possession of the site took place in August and work has commenced with the asbestos soft strip. Due to the additional materials being identified during these works the potential for delay was highlighted.
- The gas mains were due to be disconnected on 25 September. Structural demolition is due to commence on 23 October 2023 with works concluding in December 2023.
- The hoarding specification was being developed for the site. The importance of the design of the hoarding was stressed. **ACTION: Neil Conlon agreed to pass on the contact of the company they have previously used and the Chair agreed to liaise with Creative Lancashire.** Confirmation was provided that site investigations were continuing.
- Following a query about the street lighting being removed on Quinn Street and the impact on the United Reformed Church **it was agreed that a temporary measure would be investigated.**
- Planning permission has been granted for all 6 applications and the condition tracker is being maintained to monitor the discharge of conditions.
- Engagement with Lancashire County Council about the proposed highways changes specifically around Chapel Brow and Quinn Street was taking place.
- Significant progress has been made on the detailed designs for the market. Commercial space A was not now needed by Runshaw College and this would allow up to three additional residential units to be delivered. Discussions are taking place with suppliers on the layout for temporary markets on Sumner Street. Once more is known the market stallholders will be re-engaged.
- The business drop-in engagement event for those along Hough Lane – this had been successful to outline the public realm improvements proposed in front of their businesses and gain feedback on materials and layout etc.
- The travel flow on Hough Lane was queried and it was agreed that the traffic flow would be the same as now with some of the highway around the Churchill Way roundabout being reduced. **ACTION: It was agreed that the plans would be re-circulated to the Board.**
- The next steps are to develop a remediation strategy to reflect the design, work the design up to RIBA stage 4 and adjust the design based on commercial agent recommendations. A discussion took place on the commercial agents we would use and confirmation was provided that we have both local and national providers. **ACTION: Any members of the Board with expertise were asked to volunteer to help in the selection process.**
- Grant applications are being made to Homes England and the financial model is being updated once land ownership and masterplan amendments are made.
- A soft market testing re-procurement strategy with social value included is taking place. The Quantity Surveyor scope is ready to tender. Confirmation

was provided that the procurement would use a framework and that social value would be measured using the Social Value Portal.

- Following a query about how the project was working with BEIS, confirmation was provided that relationships were currently working well.
- With regards to the construction work the winter and summer weather conditions were highlighted as a key factor with regards keeping the project on track.

**Resolved** – That progress update be noted and that the actions highlighted above be agreed.

#### **47 Risk Register**

The risk register previously circulated by email was discussed. It was noted that there had not been any significant changes and that land assembly, drainage and phasing and delivery remain the key risks.

Following an enquiry on where we were on costs it was reported that a quantity surveyor was being appointed and that costs would be tested.

**Resolved** – That the update be noted.

#### **48 Any other business**

##### (a) Permanent Programme Management

It was reported that Murray Lloyd at Trebbi had been appointed Project Director who would act as the link between the Board and officers and contractors.

##### (b) Land Assembly

The Leyland Town Deal Board discussed the land assembly concerned with the project.

##### (c) Skills Event

The Chair reported back on a successful Skills Event held at the Civic Centre and he was pleased to see links with the Leyland Town Deal.

##### (d) Preston Town Deal Board

The Chair was looking forward to meeting with the Chair of the Preston Town Deal Board to network and share ideas.

#### **49 Date of next meeting**

The next meeting of the Board would take place on Thursday, 14 December 2023 at 8.00am in the Civic Centre, Leyland.

Chair

Date