

City of Preston Town Fund Board

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13 August 2021

Present: Mr J Chesworth in the Chair; Ms R Connor, Vice Chair; Sir M Hendrick, MP, Councillors M Brown and Borrow, Mr A Phillips, Mr P Green, Ms J Anthony, Mr R Binns and Ms A-M Parkinson

Also in attendance:

Mr C Hayward	– Director of Development and Housing
Ms J Wilding	– Director of Resources & S151 Officer
Mr J Crellin	– Assistant Director (Head of City Growth & Regeneration) City Development
Ms B Joyce	– City Development
Mr M Flemming	– Uclan
Mr Z Bapu	– Senior Member Services Officer

Apologies: Ms M Close and Ms K O'Reilly

CD8 Minutes

Resolved – That subject to amendments to the attendees list the minutes of the Board meetings held on 16 June and 16 July be confirmed as a correct record.

CD9 Declaration of Interests Form

The Board Members received an Interest form to complete with contact details for legal personnel should they require any assistance.

CD10 Towns Fund - Implementation Update

Mr M Flemming and Ms B Joyce gave an update on the implementation of the Towns Fund. Update on the work of the TIG was provided to the Board. Summary reports on six projects were presented including monitoring reports and review outcomes. Details of the Business case progress milestones were highlighted with graphics. Further update on the Harris Quarter Asset was provided.

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The Board Members made the following observations and comments:-

- The City Council re-assured the Board that although the scope of the Harris Quarter project had changed along with the timescales the Authority were confident in delivering a project which will satisfy government criteria and meet the Boards objectives.
- The scope of the Harris Quarter scheme had been changed as the residential proposal was not viable and could not meet the Councils affordable housing requirements.
- It was acknowledged that this was a challenging asset and required significant funding to bring it back into any use. This was an opportunity to make it a high class offering with the use of the courtyard access. The focus there could be leisure, retail and hospitality. The Authority is looking for a cost neutral outcome which was very important.
- The Council were looking to team up with an Operational Partner.
- Demand for such space was a concern however with the Courtyard offering this could make this location very appealing.
- The cost risks we discussed and the investment required.
- Disappointed that the discussions on the Youth Zone which has been on-going for 10 years has not yet happened resulting in a generation missing out. The project would deliver life changes and future building opportunities.
- Funding models for other Youth Zones in Lancashire were discussed.
- It was agreed that a strategic approach to lobbying should be undertaken to try to secure the funding required for the Youth Zone project.
- Need to look at possibility of delivering the project differently with Capital funding from LCC and revenue from elsewhere.
- It was acknowledged that if the Youth Zone project could not be delivered then the TIG will need to look at re-allocation and alternative scenarios.

The Board received updates on Stakeholder Engagement and Communication.

Resolved – That the Board

- (i) Noted the content of the August progress monitoring report;
- (ii) Approved the submission to government of a Project Adjustment Form for the Renewal of Harris Quarter Assets project; agree the revised business case progress milestones; and note a revised target date of December 2021 for submission of the business case to the Board;
- (iii) Discussed the implications business case progress milestones and agreed to set up a Sub-Group to discuss a way forward;

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- (iv) Approve the additional business case progress milestones for Illuminate and Integrate “LCC approval of Lancashire Economic Recovery Grant business case”;
- (v) Requested that the Technical Implementation Group assesses re-allocation criteria and options based on the framework set out in the report, and present recommendations to the September meeting of the Board; and
- (vi) Requested that that the Technical Implementation Group considers an approach to manage the 5% early grant payment as part of the final Assurance Framework to be presented to the September meeting of the Board for consideration and approval.