

**DRAFT**

**WIDNES WATERFRONT ECONOMIC  
DEVELOPMENT ZONE**

**PERFORMANCE PLAN 2007/2008**

## ECONOMIC DEVELOPMENT ZONE MANAGEMENT BOARD

We, as members of the above mentioned Board, give our approval to the Widnes Waterfront Economic Development Zone Performance Plan, which was approved at the meeting of the Urban Renewal Specialist Strategic Partnership on Tuesday 24<sup>th</sup> April 2007.

<b>Name</b>	<b>Organisation</b>	<b>Signature</b>
Cllr. Ron Hignett	Halton Borough Council	
Ms Christine Fallon	PLUS Housing Group	
Ms Michelle Taylor or Mr Richard Bakes TBC	St Modwen Properties	
Mr Ed Burrows	Peel Holdings	
Ms Jackie Bowley	Environment Agency	
Ms Suzanne Carr	Groundwork Mersey Valley	
Dr Liz Towns-Andrews	CCLSP/Daresbury Laboratories	
Ms Janitha Redmond	English Partnerships	
Carole Lythall TBC	NWDA	
Mr Steve O'Connor	O'Connor Group Management Ltd	
Cllr. Dave Leadbetter	Halton Borough Council	
Cllr. Marie Wright	Halton Borough Council	
Mr Dick Tregear	Halton Borough Council	

## **Widnes Waterfront EDZ**

### **1. INTRODUCTORY STATEMENT**

#### **1.1 INTRODUCTION**

This document sets out the mechanisms by which Halton's Urban Renewal Specialist Strategic Partnership (Urban Renewal SSP) will implement the New Widnes Waterfront Economic Development Zone (EDZ) as the Economic Development Zone Management Board. There are 2 years remaining in the current ERDF programme, which is targeted at the deprived wards of Kingsway, Riverside and Halton View but because of its size could impact on the whole of Halton.

This Performance Plan commits Halton's Urban Renewal Partnership as the Economic Development Zone Management Board to deliver a set of projects. The results of the programme review will be submitted to the Northwest Development Agency for approval when the year's final performance figures will be agreed in detail.

The Performance Plan was approved by Halton's Urban Renewal Specialist Strategic Partnership on Tuesday 24<sup>th</sup> April 2007

#### **1.2 PURPOSE OF THE SCHEME AND TARGET AREA**

The Widnes Waterfront EDZ is a regionally significant Merseyside gateway development. It has a substantial role to play in the delivery of a quantum economic uplift of economic activity for the North West region (Northwest Regional Economic Strategy 2006) and for Merseyside (Liverpool City-Region Economic Strategy & Action Plan 2005-2025) as well as Halton.

The EDZ has the potential to contribute towards many targets including increasing GDP and employment, deliver positive change, reversal of the regions negative image and will attract support and investment from the private sector.

The EDZ specifically addresses Actions 82, 83 and 84 in the Regional Economic Development Plan. Due to its proximity to the New Mersey Crossing it has been recognised as an important sub-regional employment site which aims to attract good quality business accommodation on brownfield land.

Halton Borough Council's (HBC) vision, as set out in the EDZ Masterplan and Delivery Strategy, is to produce a regionally significant, high quality environment for commercial and industrial development, accompanied by a major visitor attraction potentially of

national importance. We will transform an 80-hectare low quality industrial area in southern Widnes into a major regional gateway development, that will be highly visible from the New Mersey Crossing and will take advantage of its excellent waterside location.

Underpinning the programme is the need to target the underlying problems of Widnes and its Waterfront area. These are the environment, unemployment, the business community, skills shortages and health. Out of 354 English Local Authorities for 2004, Halton is ranked the 21<sup>st</sup> most deprived area and 3<sup>rd</sup> on Merseyside after Liverpool and Knowsley.

### **1.3 PROGRAMME OBJECTIVES**

The programme objectives are:

- To create a development of truly regional significance;
- To bring significant areas of brownfield land back into beneficial use;
- To open up the untapped amenity of the canal and river frontage;
- To generate sustainable employment in sectors identified as sub-regional priorities;
- To improve access to and from Widnes Town Centre and between the New Widnes Waterfront EDZ and the town's population, particularly those in the deprived wards of Riverside and Kingsway;
- To improve the take up of public transport options;
- To improve the competitiveness of exiting employers in the area, retaining and sustaining employment;
- To improve the environmental quality of the whole project area.

### **1.4 KEY PROJECTS FOR 2007 / 2008**

The key projects for 2007 / 2008: -

<b>Project</b>	<b>Anticipated Start date</b>	<b>Anticipated Completion date</b>
Langtree Access Road	Feb 2007	August 2007

Gyratory Improvements (completion subject to land acquisition)	May 2007	December 2007
Linear Park (subject to land acquisition)	August 2007	June 2008
Tanhouse Lane Improvements (completion subject to land acquisition)	Jan 2007	June 2008
Landscaping Improvements (completion subject to land acquisition)	August 2007	June 2008
Forward Construction office & industrial development	May 2007	June 2008
Heron Phase 2	June 2007	June 2008
Heron Phase 3	On hold due to land acquisition	
Implementation of arts strategy	April 2007	March 2009
Croda redevelopment	May 2007	December 2008
Utilities upgrade	Dependant on negotiations	
Land Acquisition	Dependant on negotiations	

Some of the above projects have been carried over from the previous years Performance Plan. Reasons for the delays are detailed in Section 2 Progress Report.

Five key infrastructure projects are listed for 2007/2008. They will directly relate to the programme objectives through improving access between the Town Centre and the Waterfront Area as well as improving access to the Widnes Warth and River Mersey. The projects combine cycling options to improve sustainable transport and landscaping to continue improvements to the areas image.

The two Forward Construction developments and Heron Phase 2 will contribute to bringing significant areas of brownfield land back into beneficial use. Heron Phase 1 was completed in the summer 2006 setting a high standard for the rest of the business park and other

EDZ developments.

During the past year an Arts Strategy for the Widnes Waterfront EDZ has been produced by Public Arts. Implementing this strategy will add value to the programme area.

The Croda site has recently been acquired by Widnes Regeneration Ltd (a partnership between Halton Borough Council and St Modwen Developments). Before any redevelopment of the site can take place site investigations and monitoring will be carried out to design a remediation strategy in agreement with the Environment Agency.

Together all the projects will contribute towards creating a development of truly regional significance.

### **1.5 PROGRAMME DELIVERY**

A dedicated team of three full time employees has been established to oversee programme delivery.

The team is supported by a steering group comprising of officers from various Council departments including Highways, Planning, Finance, Landscape Services, Major Projects, Property Services, and is chaired by Derek Sutton, Operational Director of the Major Projects Department. The steering group meets once every 2-3 months to discuss project progress, resolve issues and to ensure that the programme is on target.

Monthly update meetings between the programme team and NWDA contract manager, Carole Lythall, will take place to ensure the NWDA is kept up to date with the delivery of individual projects and the programme as a whole.

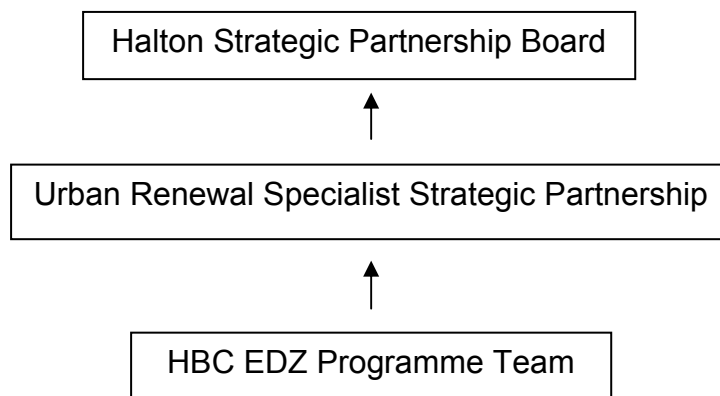
Several projects led by HBC, relating to the key strategic objectives listed in 1.3, have already been established. They include: Marketing; Phase 1 Landscaping Works; Infrastructure Improvements; Site Investigations; Heron Phase 1; Halton people into Jobs; and the Business Improvement Area Grant Scheme. Ongoing projects are discussed in detail in the Progress Report.

A number of projects will be delivered externally by developers and landowners.

### **1.6 GOVERNANCE OF THE SCHEME & ITS OPERATION**

Halton Borough Council is the Accountable Body and lead partner for the Widnes Waterfront EDZ programme. The programme

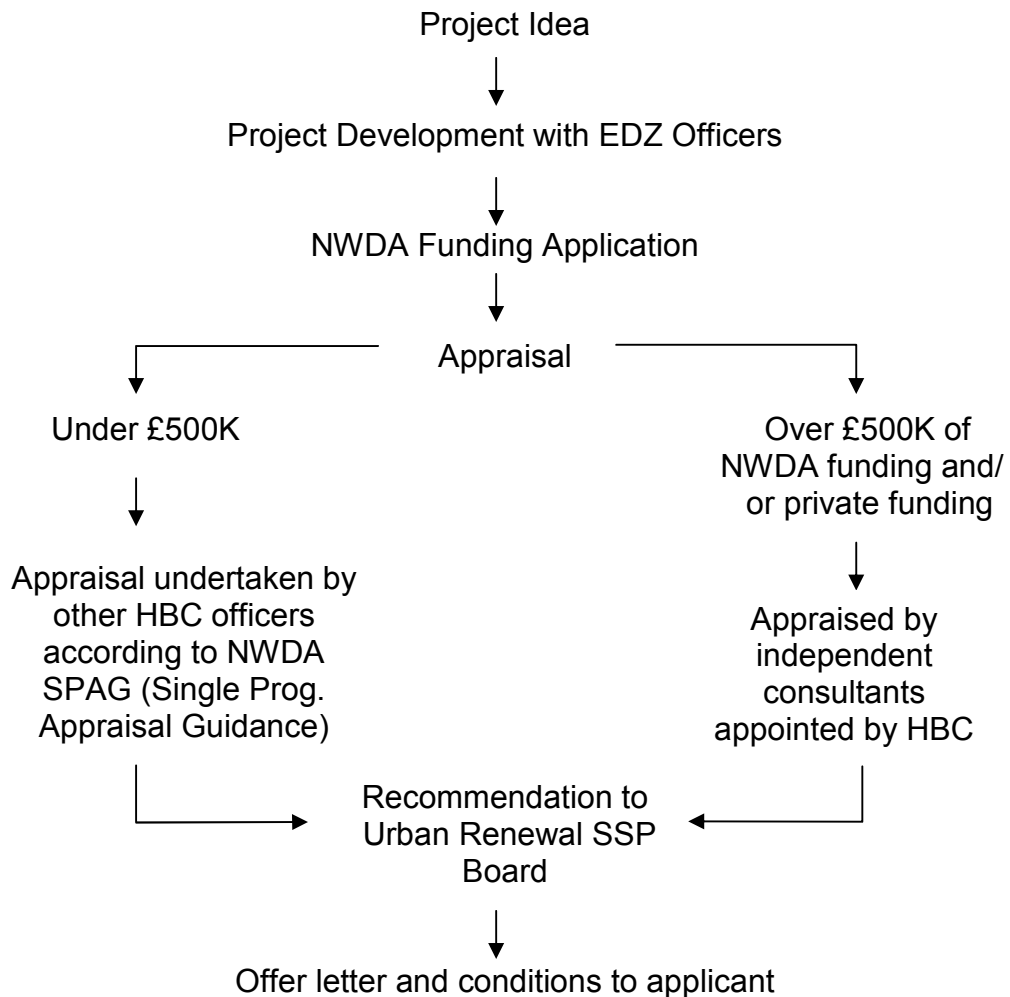
management arrangements for its administration are summarised in the diagram below:



The Urban Renewal Specialist Strategic Partnership (Urban Renewal SSP) meets on a quarterly basis and is responsible for overseeing the strategic direction of all regeneration activity. The Board is specifically responsible for: -

- The overall management of the Widnes Waterfront EDZ programme, reporting annually to the Halton Strategic Partnership Board as the Parent Organisation.
- The approval of projects for the Widnes Waterfront EDZ within the agreed plan, after detailed project appraisal set out in the flow chart.
- The overall preparation and approval of the Performance Plan each year, together with recommendations for the future resource requirements to parent funding bodies.
- Monitoring the implementation of the projects within the Performance Plan.

Project Appraisal Flow Chart



The Urban Renewal SSP takes its direction from the Halton Strategic Partnership, which is responsible for five thematic sub-groups. Each sub group oversees projects relevant to its theme and sets priority objectives relating to the future direction of those priorities. Sub groups present formal reports to the Partnership Management Board on a quarterly basis, detailing recent activities and the status of their projects.

**1.7 PROJECT APPRAISAL, MONITORING AND FINANCIAL PROCEDURES**

**APPRAISAL**

This will be undertaken by a selected body, independent from the project, either within HBC or by an external consultant appointed by HBC in accordance with NWDA procedure.



Halton Borough Council has set up an appraisal system to consider projects within the EDZ programme. The Urban Renewal SSP Board acting as the Economic Development Zone Management Board will oversee the appraisal of projects up to a delegation level of £0.5M. This board, Chaired by Cllr Ron Hignett, is made up of representatives from the NWDA, English Partnerships, Environment Agency, Groundwork Mersey Valley and private sector businesses and is supported by senior HBC officers.

### **MONITORING**

The EDZ programme team carry out project monitoring in accordance with NWDA guidelines.

### **FINANCIAL SYSTEMS**

The programme team, under the direction of the Major Projects Department Operational Director, undertakes day-to-day management of the programme. The team has put a Management System in place to monitor the progress, project spend, outputs and outcomes of the programme.

The Council ensures proper accountability, propriety and regulation of all payments and handling of public funds through the effective provision of detailed financial management and payment systems as well as stringent audit procedures.

Some of the key steps in the Financial Control process are detailed below:

- All strategic programme themes for the coming year are indicated in this Annual Performance Plan, following discussion and approval at the Urban Renewal Partnership Board.
- All applications for funding are submitted on a standard Application Form.
- Project appraisal is to be undertaken by or on behalf of the Urban Renewal SSP Board by HBC Officers or external consultants as per a set of standard guidelines based upon NWDA best practice.
- Certification of appraisal and recommendation for approval is by the Urban Renewal SSP Board.
- Formal approval for expenditure on all EDZ funded schemes is

the responsibility of the Urban Renewal SSP Board.

- Grant Claims and Monitoring Reports are submitted by Project Managers on a quarterly basis.
- Claims are certified for payment by the EDZ Manager and authorised by the Operational Director.

Monitoring and evaluation of projects will take place to ensure that:

- ✓ Outputs are verified and in line with performance plan projections
- ✓ Payment of grant is linked to performance
- ✓ Projects are cost effective and demonstrate value for money.
- ✓ Propriety and regularity in the use of public funds is evident.
- ✓ Project's administrative procedures meet the conditions set out in EDZ grant offers and are available and are auditable as such.
- ✓ All other information is verifiable in line with the requirements of the Urban Renewal SSP Board.
- ✓ The Major Projects Operational Director issues Grant Offers on behalf of the Urban Renewal SSP Board.
- ✓ Halton Borough Council (Resources Directorate) is the Accountable Body and is responsible for paying claims and seeking reimbursement from the Northwest Development Agency.

## **2. PROGRESS REPORT**

The European funded element of the Widnes Waterfront EDZ programme, supported and matched by Neighbourhood Renewal Funding, has now been in operation for four years.

Key successes over the last year of the programme (06/07) are:

- ★ First NWDA Management System established for the Widnes Waterfront Programme. Urban Renewal SSP Management Board, roles allocated to EDZ Team members

for project development, funding procurement, project monitoring and reporting.

- ★ The Widnes Waterfront EDZ Northwest Development Agency and Halton Borough Council funding Legal Agreement was signed on 25<sup>th</sup> August 2006.
- ★ Full planning for Heron Business Park phase 2 has been approved and ERDF is secured for the scheme. The project will commence once NWDA funding is in place significantly expanding this high quality light-industrial development.
- ★ Tan House Lane Landscaping and Cycleway scheme phase 1 has secured NWDA funding and the contractor, Casey, has started on site. When completed the project will have provided a much-needed aesthetic uplift to one of the EDZ's main spinal roads.
- ★ ERDF and NWDA funding secured for the Langtree Access Road and associated combined footpath/cycleway. Site work commenced 19<sup>th</sup> February 2007.
- ★ Improvements to the busy Ashley Way / Fiddlers Ferry / Earle Road junction started summer 2006. Phase 1 has been completed with further stages to follow, once further funding is secured, to improve access between the town centre and the Waterfront area.
- ★ Forward Construction has planning permission for 4,595 sq m of office and distribution space. Permissions is for three two-storey modern, flexible office buildings with glass façades, providing a dramatic gateway at Tan House Lane and for two linear rows of double-height single storey industrial buildings, on land adjacent to Heron Business Park. ERDF is secured with NWDA match funding likely to be awarded in April 2007.
- ★ Arts Strategy for the Widnes Waterfront EDZ has been completed by Public Arts. An arts steering group has also been established to help focus the thoughts of interested parties towards the arts aspect of the EDZ programme. An application will be submitted for a high quality art project to implement the strategy.
- ★ Advanced plans for a leisure complex have been announced for the Venture Fields site. Plans include a cinema, ice rink, climbing wall, bingo, bowling alley,

restaurants, family pub and possibly a hotel. An outline planning application has been submitted.

Management, financial and monitoring arrangements for the programme have yet to be fully tested as the NWDA legal agreement for the scheme was not signed until late August 2006 with the first EDZ project receiving approval for NWDA funds in December 2006 and starting on site January 2007. An initial set up has been established which can adapt to ensure the programme, projects and funding streams run as efficiently and effectively as possible.

A key success of the last financial year is the completion of the former Clariant site without the need for NWDA funding. The market was able to support this development without public intervention. Relocation of businesses to this site from other areas of the Borough has helped facilitate regeneration in other parts of the Borough.

Construction of the first phase of Heron Business Park has been finalised. Two of the eleven units are now occupied with a new marketing regime to be implemented over the coming months.

The delay in signing the funding agreement has meant that several of last year's key projects have experienced setbacks in their delivery. A summary of these delays is provided below: -

**Langtree Access Road** - Start delayed by 4 months mainly due to the funding agreement delays.

**Gyratory Improvements** - Start date achieved however phase 2 dependant in securing NWDA funding.

**Linear Park** - Anticipated start date has been altered by 1 year due to delays in the land acquisition from network rail.

**Tanhouse Lane Improvements** – Start delayed by 5 months mainly due to the funding agreement delays.

**Structural Landscaping Improvements** – Start delayed by 1 year due to the funding agreement and land acquisition delay's.

**Forward Construction Developments** – Start delayed by 9 months. As this is an external project the applicant waited for programme funding to be secured from the NWDA before completing the NWDA Development & Appraisal form for the project. They began on site last year to remove the highly invasive plant Japanese Knotweed to prepare the site for the planned development.

**Heron Phase 2** – Start date delayed by 6 months. Delays due to late signing of the programme funding agreement and initial uptake of Heron phase 1 not being as strong as expected. Marketing of the business park is set to change to attract further investment.

**Heron Phase 3** – This project has been put on hold due to difficulties with the land acquisition.

Discussions are constantly taking place to ensure the successful completion of land acquisitions as soon as possible. Halton Borough Council's Executive Board approved the use of its CPO powers on 8<sup>th</sup> February 2007 in the EDZ area so if land acquisition negotiations are unsuccessful it is possible this could be implemented.

Due to these delays, spend and targets anticipated for the last financial year will now be carried over to 07/08 for nearly all of last year's key projects.

### **3. FUNDING**

This programme has ERDF grant available until December 2008. An element of Neighbourhood Renewal Funding is also available until March 2008. NWDA funding is available until March 2009 – in some cases this will be used to match fund approved ERDF applications. The New Widnes Waterfront Vision is aimed at transforming a run down, in parts derelict and contaminated, part of Widnes into a regionally significant major development site. It is anticipated that this pump priming will generate greater self-belief and confidence amongst investors, businesses and the local community together with a willingness to commit both effort and resources to realise the full potential of the opportunities that exist. A rise in land values should ensure viability of further projects and private sector operations should become self sustaining. Where appropriate, the Council and other partners will continue with services, as part of mainstream programmes.

The anticipated quarterly profiles for NWDA spend and claims are below.

	Q1 April – June 07	Q2 July – Sept 07	Q3 Oct – Dec 07	Q4 Jan – March 08
Project Appraisal Costs	7000	12,000	12,000	12,000
Langtree Access Road	100,000	65,000	20,000	Nil

Widnes Waterfront Economic Development Zone  
Performance Plan 2007/2008

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Gyratory Improvements	Nil	200,000	200,000	Nil
Linear Park	10,000	10,000	50,000	50,000
Tanhouse Lane Improvements (phased)	57,250	57,250	Nil	Nil
Landscaping Improvements	10,000	20,000	220,000	150,000
Forward Construction office & industrial development	100,000	148,858	148,858	148,858
Heron Phase 2	Nil	164,029	164,029	164,029
Art Works	Nil	Nil	50,000	50,000
Croda Remediation	25,000	Nil	150,000	100,000
Land Acquisition	Unknown at present			
Utilities	Unknown at present			
<b>Total NWDA spend per Quarter</b>	<b>£309,250</b>	<b>£677,137</b>	<b>£1,014,887</b>	<b>£674,887</b>

Information relating to funding levels and sources of the individual projects is in Section 6 Project Information.

#### 4. **Milestones**

This section outlines the key activities required to achieve the programme outcomes. It also lists the major milestones, with individual project milestones being included in Section 6: Project Information, which also includes information relating to project risks.

Key programme activities include: -

- Complete Langtree's Access Road
- Complete the Gyratory Improvements (subject to land acquisition)
- Complete site investigations, design, land acquisition and implementation work for the linear park.
- Complete construction of the first phase of Tanhouse Lane Improvements.
- Start phase 2 of the structural landscaping improvements (subject to land acquisitions).
- Forward Construction start on site with Tanhouse Lane office development.
- Widnes Regeneration Limited start construction of Heron Phase 2.
- Secure land required for Heron Phase 3.
- A piece of art work completed within the programme area.
- Site investigations on Croda site to prepare for remediation design and site redevelopment.
- Securing sufficient utilities.

The major milestones for the year 2007/08 are:-

Quarter 1 April-June	Start Forward Construction development Start implementation of arts strategy Start Linear Park site investigation Start Croda Site investigations
Quarter 2 July-Sept	Start Heron Phase 2 construction Start phase 2 structural landscaping improvements Complete Langtree Access Road Start Linear Park landscaping
Quarter 3 Oct-Dec	Complete gyratory improvements Complete Heron Phase 2

Quarter 4 Jan-March	Complete implementation of arts strategy Completion of Forward Chemical office development
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## 5. Outputs

The programme will create a development of truly regional significance and a gateway into Merseyside. It will not only initiate a step change in the area known as the Widnes Waterfront but also Halton and Merseyside in general, due to its prominent position adjacent to the proposed New Mersey Crossing.

It seeks to tackle some of the worst industrially contaminated sites within the Borough: to break out of the brownfield dereliction of the area and replace it with a high quality development, as set out in the design guideline in the Masterplan and the Widnes Waterfront Statutory Planning Document (SPD).

Infrastructure improvements within the EDZ area will facilitate and safeguard new sustainable jobs in office, tourism and industrial developments for local people and open up the untapped amenity of the Sankey Canal and the Upper Mersey Estuary nature reserve.

The programme will also improve access to and from Widnes Town Centre, improve the take-up of public transport options and will help to keep local people within the borough.

The greater EDZ programme of work will: -

- Create 1,600 job opportunities
- Improve links to and through the site
- Encourage the use of sustainable transport i.e. bus, walking and cycling
- Promote other initiatives within the new developments i.e. Halton People Into Jobs and Workforce Development
- Maximise public investment in the area

Individual project outputs are detailed in Section 6 Project Information. This information will be collected on a quarterly basis and reported to the NWDA as set out in the monitoring and evaluation plan.



## 6. Project Information

<b><u>NAME OF PROJECT:</u></b>	<b><u>LANGTREE ACCESS ROAD</u></b>
<b><u>LOCATION:</u></b>	<b>OFF EARLE RD ROUNDABOUT</b>

### FUNDING BREAKDOWN

Source	Amount
ERDF	£205,000
NWDA	£185,000
HBC Capital	£20,000
<b><u>TOTAL</u></b>	<b>£410,000</b>

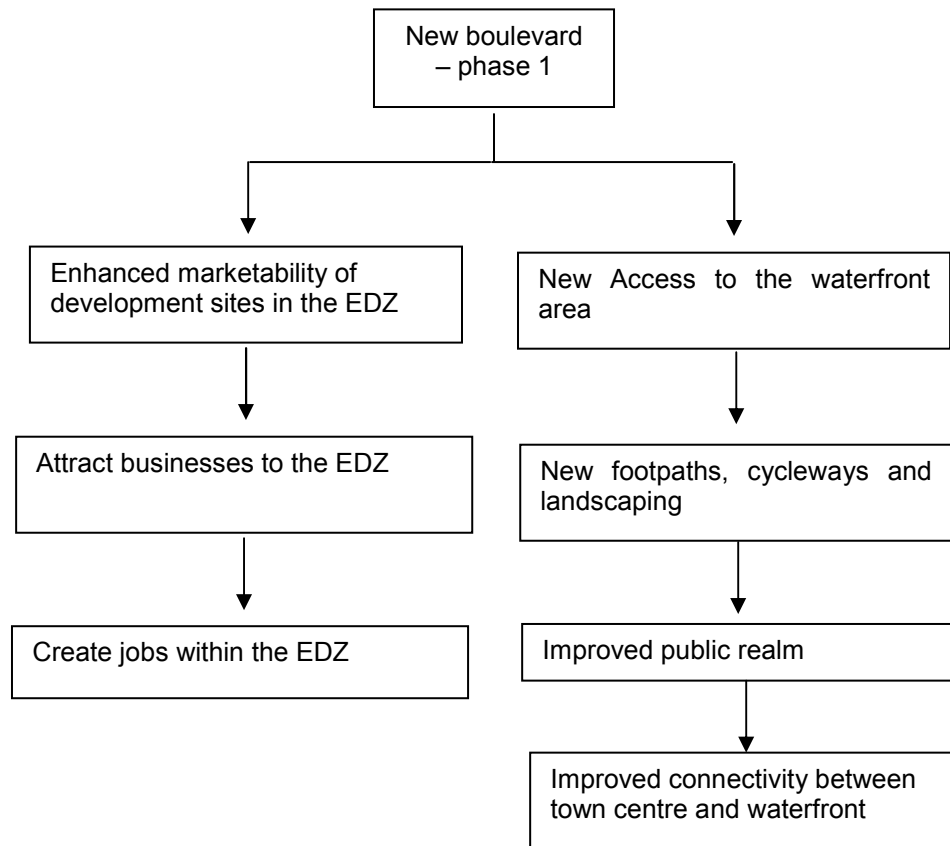
### MILESTONES

Submit planning application	02/02/06
Gain Planning Approval	02/03/06
Submit ERDF Funding Application	27/05/06
Feedback from Environment Agency	19/06/06
Finalise Road Design	30/07/06
Tender Road	01/10/06
Secure NWDA Funding	02/01/07
Start Construction	19/02/07
Complete construction	19/08/07
Adopt Road / Project complete	19/08/08

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created	104				104	
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment	410,000	185,000			410,000	185,000
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial						
(iii) other hard end uses – the road	0.22ha				0.22ha	
(v) Other soft end uses – public realm						
5(h) m2 of floor space – or upgraded business premises						

## **INDIRECT OUTCOMES**



## **RISKS**

- Contamination Issues and reaching agreement with the EA over remediation within the time scales
- Estimated costs may increase due to remediation costs
- Co-ordination with Langtree's development to ensure that vertical alignment meets Langtree's requirements
- Tender returns may exceed the estimates used for the funding applications
- The final contract costs may exceed the tender figure due to unforeseen circumstances such as discovering unknown utilities or inclement weather.

<b><u>NAME OF PROJECT:</u></b>	<b><u>GYRATORY IMPROVEMENTS</u></b>
<b><u>LOCATION:</u></b>	<b>A577 / FIDDLERS FERRY / EARL RD JUNCTION</b>

**FUNDING BREAKDOWN**

<b>Source</b>	<b>Amount</b>
Greenways project	£200,000
LTP	£150,300
NWDA	£400,000
Private (potential Section 106 monies)	£231,000
HBC Capital	£420,421
<b><u>TOTAL</u></b>	<b>£1,401,721</b>

**MILESTONES**

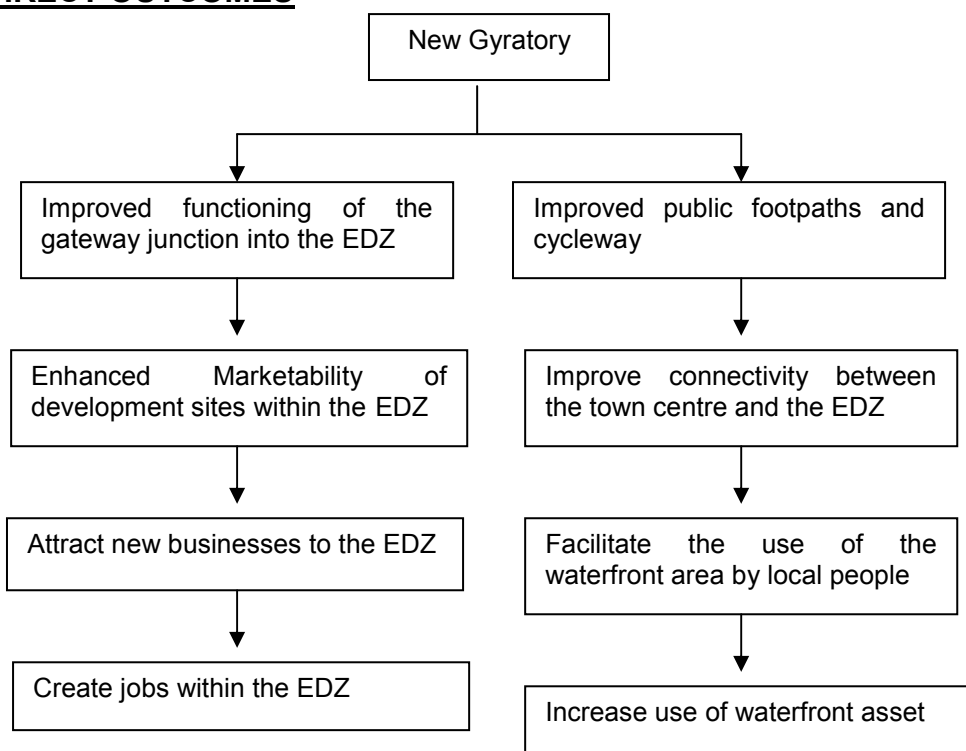
Phase 1 start on site	05/06/06
Phase 1 finish on site	13/08/06 – Phase 2 to follow
Finalise Design	When funding package secure
Submit NWDA Funding Proposal	April 2007
Tender works	Early 2007 (Note separate tender periods for Civils and Signals)
Start on Site (phases 3 to 9)	Pending funding (Summer 2007)
Complete Construction	November 2007
Gyratory Complete	November 2008

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	<b>Number</b>	<b>Number</b>
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	<b>£000s</b>	<b>£000s</b>
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment	1,340,000	400,000	61,721	Nil	1,401,721	400,000
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	<b>Number</b>	<b>Number</b>
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm						
5(h) m2 of floor space – or upgraded business premises						

Note For output justification see Final Proposal Document

**INDIRECT OUTCOMES**



**RISKS**

Risk	Addressed through ...
Traffic impact assessments and design modelling could reveal capacity problems, particularly with regard to the New Mersey Crossing.	Continuous liaison with management board for the second Mersey crossing. Necessary traffic assessments have been commissioned.
Remediation costs could increase depending on levels of contamination	Early consideration of available desktop data.
Utility constraints could force design modifications, which could delays construction and increase costs	Early consultations with Utilities companies required. Phase 1 encountered delays to construction in tracing and dealing with traffic light and street lighting cables; electricity cables not as shown on drawings, etc.
Private Sector Funding Package delayed (S106)	Discussions with finance department to see if HBC can provide this funding upfront.
Private Sector Funding reduced level (S106)	Discussions with planning to ensure that project manager has the most up to date information
Tender Sum exceeds estimate	Allow for contingencies in funding package
Outturn Sum exceeds Tender Sum due to unforeseen costs such as utilities outlined above or adverse weather conditions	Allow for contingencies in funding package
Requirement to maintain existing traffic flows delays construction	
Delays in acquiring the land required for the improvements	Back up possibility of CPO
Land values for the acquired land increase	Start negotiations ASAP

<b><u>NAME OF PROJECT:</u></b>	<b><u>LINEAR PARK</u></b>
<b><u>LOCATION:</u></b>	<b>LINKS EARLE RD AND TAN HOUSE LANE</b>

**FUNDING BREAKDOWN**

Source	Amount
ERDF	120,000
NWDA	120,000
<b><u>TOTAL</u></b>	<b>240,000</b>

**MILESTONES**

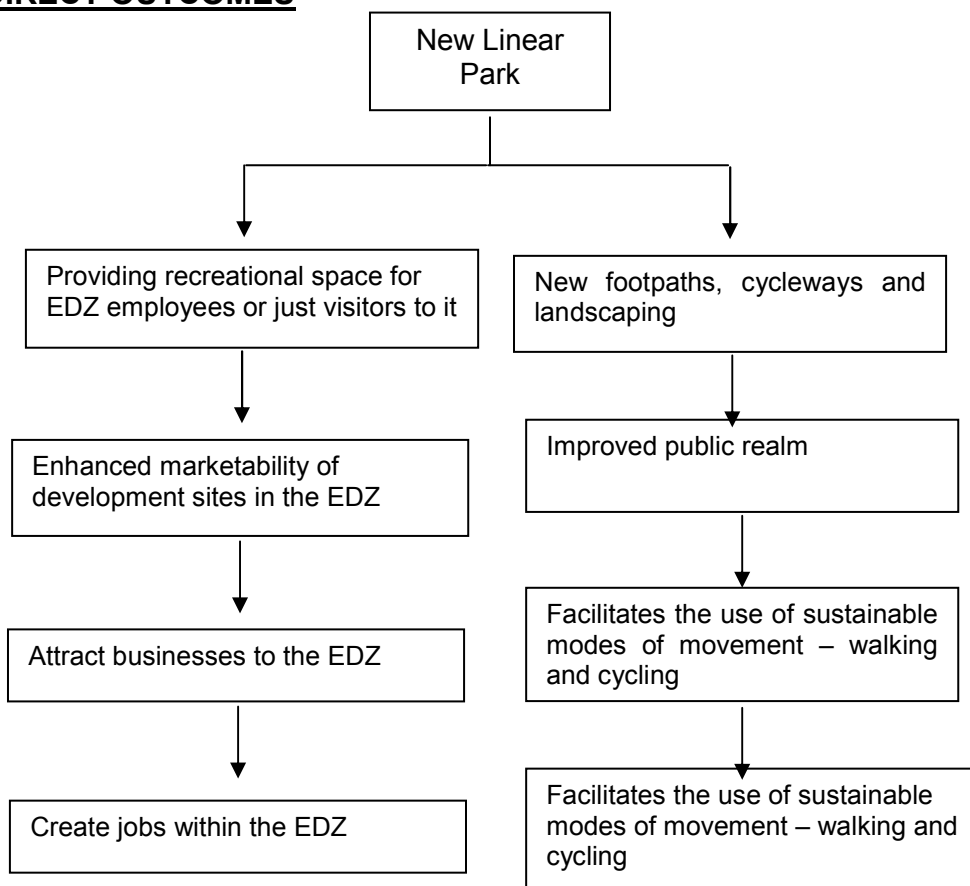
Secure Footpath Temporary Diversion	30/09/05
Implement Temp Diversion	01/06/06
Secure ERDF Funding	10/06/06
Start site investigations	
Acquire Network Rail land	
Secure NWDA Funding	Date of land acquisition + 0 months
Start design work	Date of land acquisition + 1 months
Secure Planning Permission	Date of land acquisition + 2 months
Start on site	Date of land acquisition + 5 months
Complete Linear Park	Date of land acquisition + 12 months

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment						
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm			2.5ha		2.5ha	
5(h) m2 of floor space – or upgraded business premises						



**INDIRECT OUTCOMES**



**RISKS**

Risk	Addressed through ...
Remediation costs could increase, depending on levels of contamination, as former railway line was used to transport chemical waste to ICI tip at Johnson's Lane.	Early consideration of available desktop data. Undertake Site Investigation and discuss results with Environment Agency.
Utility problems.	Consideration of utility plans and discussions with UU and Waterman Gore has revealed no foreseeable problems given the end use.
Land Acquisition from Network Rail has already been costly in terms of time due to their numerous re-organisations.	Early valuations, discussions / negotiations with landowners. Commencement of preliminary CPO procedures.

<b><u>NAME OF PROJECT:</u></b>	<b><u>TAN HOUSE LANE IMPROVEMENTS</u></b> <b>(phased)</b>
<b><u>LOCATION:</u></b>	<b>TAN HOUSE LANE</b>

**FUNDING BREAKDOWN**

<b>Source</b>	<b>Amount</b>
ERDF	£396,000
HBC	£396,000
<b><u>TOTAL</u></b>	<b>£792,000</b>

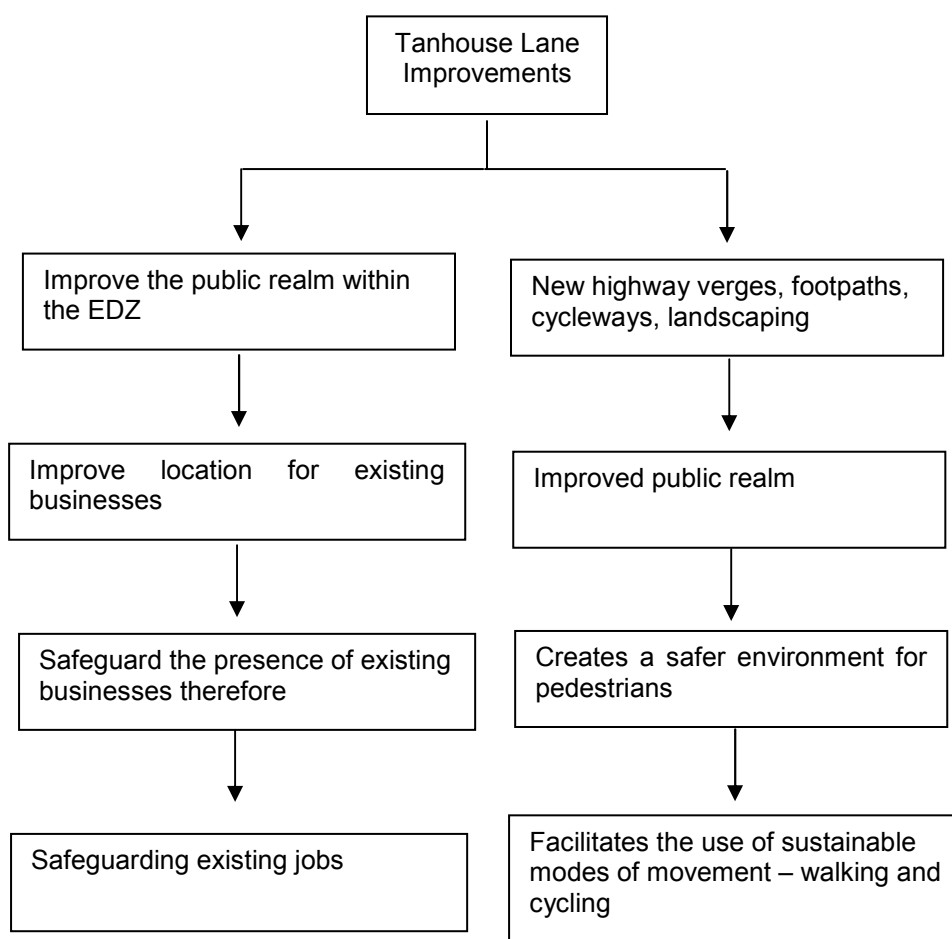
**MILESTONES**

Undertake Site Investigations	08/07/05
Start design work	14/12/05
Submit ERDF funding application	30/04/06
Submit planning application	31/05/06
Tender process works	06/07/06
Start Construction	22/01/07
Project Complete	30/06/08

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment	379,000	189,500	413,000	206,500	792,000	396,000
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm			0.56ha		0.56Ha	
5(h) m2 of floor space – or upgraded business premises						

**INDIRECT OUTCOMES**



**RISKS**

Risk	Fall-back
Remediation costs could increase depending on levels of contamination	Site investigations have been undertaken which give a good indication of likely remediation methods and costs.
Obtaining necessary permissions could delay works & call for more expenditure on additional Site Investigations	Pre-application discussions with Planning, Highways & other relevant sections.
Discovery of unknown utilities on site	Try and identify utilities from service providers before starting on site.
Land Acquisition can be costly in terms of both time and funding	Early valuations, discussions / negotiations with landowners. May require a contingency.

<b><u>NAME OF PROJECT:</u></b>	<b><u>LANDSCAPING IMPROVEMENTS</u></b>
<b><u>LOCATION:</u></b>	<b>THROUGH OUT WIDNES WATERFRONT</b>

**FUNDING BREAKDOWN**

<b>Source</b>	<b>Amount</b>
ERDF	370,500
NWDA	370,500
<b><u>TOTAL</u></b>	<b>741,000</b>

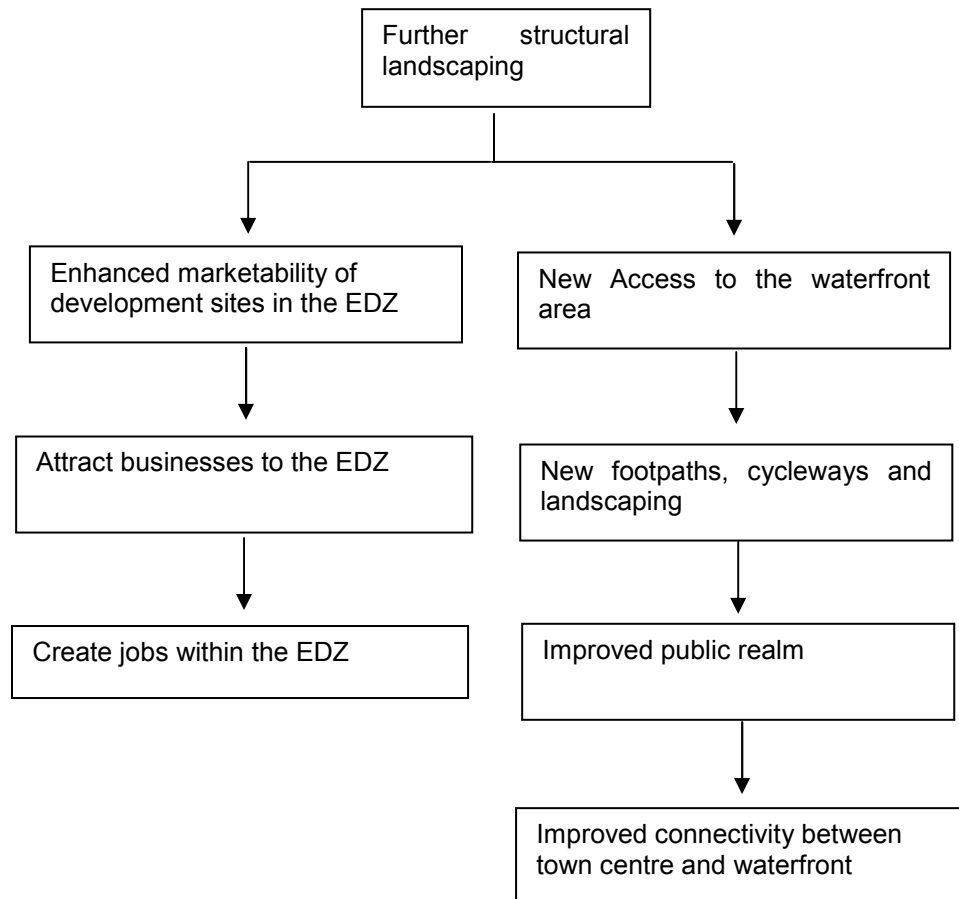
**MILESTONES**

Submit ERDF Funding Application	31/04/06
Secure NWDA Funding	April 2007
Start Construction	August 2007
Complete construction	December 2008

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment	370,500	185,250	370,500	185,250	<b>741,000</b>	<b>370,500</b>
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm			0.25ha		<b>0.25ha</b>	
5(h) m2 of floor space – or upgraded business premises						

## **INDIRECT OUTCOMES**



## **RISKS**

- Contamination Issues and reaching agreement with the EA over remediation within the time scales
- Estimated costs may increase due to remediation costs
- Tender returns may exceed the estimates used for the funding applications
- The final contract costs may exceed the tender figure due to unforeseen circumstances such as discovering unknown utilities or inclement weather.
- Land acquisitions may cost more than estimated.

<b><u>NAME OF PROJECT:</u></b>	<b><u>FORWARD CONSTRUCTION OFFICE AND INDUSTRIAL DEVELOPMENT</u></b>
<b><u>LOCATION:</u></b>	<b>TANHOUSE LANE AND BROWN STREET</b>

#### **FUNDING BREAKDOWN**

<b>Source</b>	<b>Amount</b>
ERDF	542,857
NWDA	542,857
Private	3,257,148
<b><u>TOTAL</u></b>	<b>£4,342,862</b>

#### **MILESTONES**

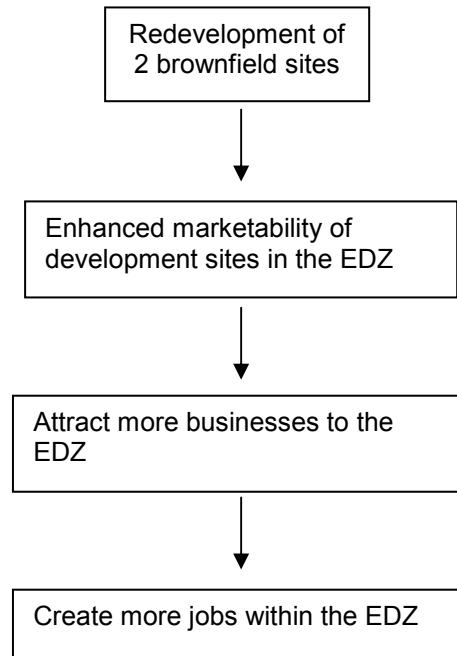
Gain Planning Approval	27/04/06
ERDF Funding Application outline Approval	May 2006
Secure NWDA Funding	February 2007
Start Construction	May 2007
Complete construction	June 2008



**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created	57		100		157	
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment	1,085,714	542,857			1,085,714	542,857
5(a) Private investment	3,257,148				3,257,148	
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment						
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial	0.966ha				0.966ha	
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm						
5(h) m2 of floor space –or upgraded business premises	4435				4435	

## **INDIRECT OUTCOMES**



## **RISKS**

- Contamination Issues and reaching agreement with the EA over remediation within the time scales
- Estimated costs may increase due to remediation costs
- Tender returns may exceed the estimates used for the funding applications
- The final contract costs may exceed the tender figure due to unforeseen circumstances such as discovering unknown utilities or inclement weather.

<b><u>NAME OF PROJECT:</u></b>	<b><u>HERON PHASE 2</u></b>
<b><u>LOCATION:</u></b>	<b>TAN HOUSE LANE</b>

**FUNDING BREAKDOWN**

<b>Source</b>	<b>Amount</b>
ERDF	533,714
NWDA	533,714
Widnes Regeneration Ltd	3,202,282
<b><u>TOTAL</u></b>	<b>£4,269,710</b>

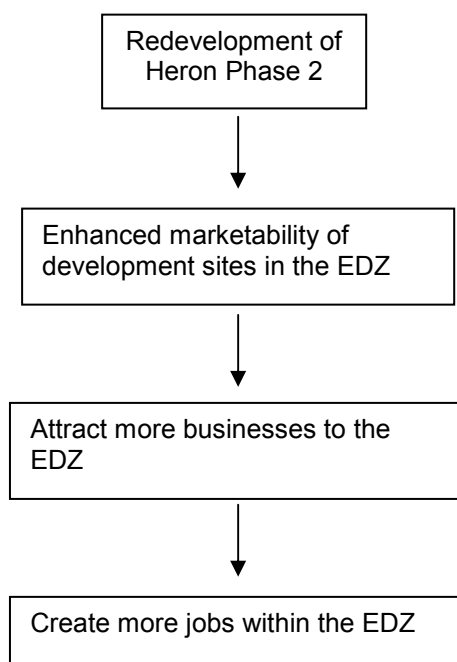
**MILESTONES**

ERDF approved	30/05/06
Planning approved	01/08/06
Secure NWDA funding	01/02/07
Start on Site	01/06/07
Complete construction	30/06/08

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created	78				78	
1(b) Jobs Safeguarded	116				116	
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment	1,067,428	533,713			1,067,428	533,714
5(a) Private investment	3,202,282				3,202,282	
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment						
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial	1.2 Ha				1.2 Ha	
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm						
5(h) m2 of floor space – or upgraded business premises	X				X	

**INDIRECT OUTCOMES**



**RISKS**

<b>Risk</b>	<b>Addressed through ...</b>
Remediation costs could increase depending on levels of contamination	Early consideration of available desktop data. Undertake further Site Investigations. Appreciation of remediation costs.
End users for developed premises not guaranteed	Partnership aware of local market and marketing and promotion expertise.

<b><u>NAME OF PROJECT:</u></b>	<b>WIDNES WATERFRONT PUBLIC ART PROJECT</b>
<b><u>LOCATION:</u></b>	<b>WIDNES WATERFRONT PROGRAMME AREA</b>

**FUNDING BREAKDOWN**

Source	Amount
NRF	£25,000
NWDA	£75,000
<b><u>TOTAL</u></b>	<b>£100,000 plus developer contributions</b>

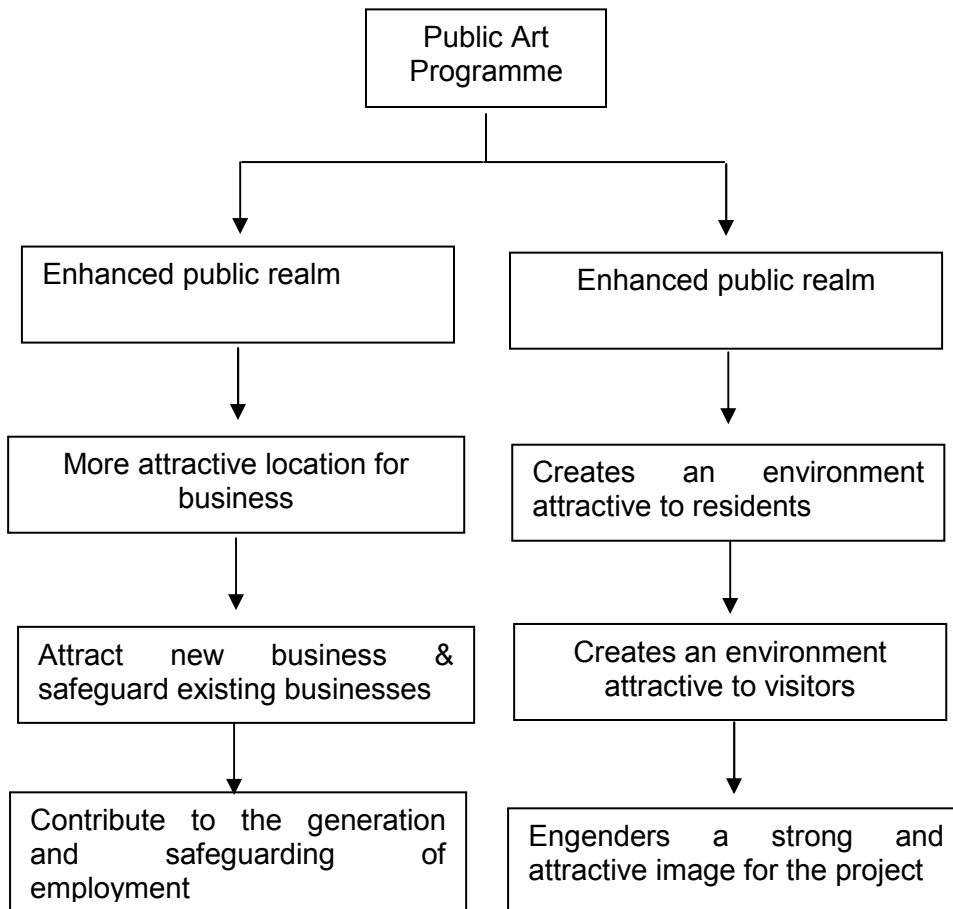
**MILESTONES**

Complete Widnes Waterfront Public Art Study	Autumn 2006
Constitute Public Art Steering Group	January 2007
First Meeting of Steering Group	15\01\07
Development of an Integrated Art & Design Strategy	January\February 2007
Develop Implementation Strategy	January\February 2007
Appoint lead artist or arts agency	March 2007
Develop a rolling programme of artist's residencies	April 2007
Implement a maximum of three temporary commissions	April 2007
Develop individual site specific schemes	April 2007
Apply for necessary permissions and implement site specific schemes	Summer 2007
Integrate public art project into other on-going Waterfront projects e.g. Linear Park, Riverside Park, environmental uplift etc	Summer\Autumn 2007
Integrate public art project with Mersey Gateway project	Summer\Autumn 2007
Project Complete	31/12/2007

## **NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded						
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure						
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment	100,000	£75,000			100,000	£75,000
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:						
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm						
5(h) m <sup>2</sup> of floor space – or upgraded business premises						

**INDIRECT OUTCOMES**



**RISKS**

Risk	Fall-back
Important to ensure buy-in by all stakeholders	Constitute a strong and inclusive steering group with clear strategic objectives and a transparent and realistic delivery programme.
Commissioning can be complex and time consuming	Establish a clear commissioning strategy from the outset



<b><u>NAME OF PROJECT:</u></b>	<b><u>CRODA REDEVELOPMENT</u></b>
<b><u>LOCATION:</u></b>	Gorsey Lane

**FUNDING BREAKDOWN**

Source	Amount
NWDA	£250,000
	Total remediation costs unknown as Site Investigation is required
<b><u>TOTAL</u></b>	<b>£250,000</b>

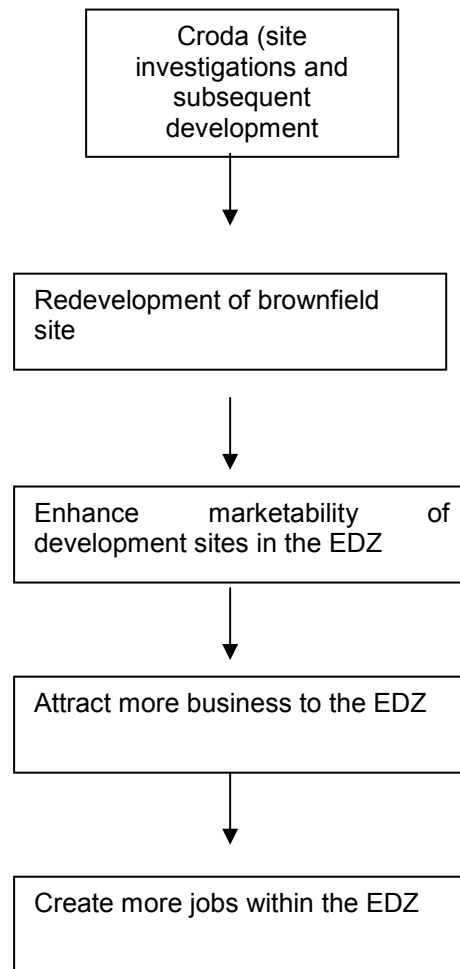
**MILESTONES**

Start site investigation works	May 2007
Start design work	July 2007
Submit planning application	August 2007
Tender process works	November 2007
Start Construction	January 2008
Project Complete	July 2008

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment						
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm						
5(h) m2 of floor space – or upgraded business premises						

## INDIRECT OUTCOMES



## RISKS

- Contamination issues and reaching agreement with the EA over remediation within the timescales
- Estimated costs may increase due to remediation costs
- Tender returns may exceed the estimates used for the funding applications
- The final contract costs may exceed the tender figure due to unforeseen circumstances such as discovering unknown utilities or inclement weather.

<b><u>NAME OF PROJECT:</u></b>	<b><u>UTILITIES UPGRADE</u></b>
<b><u>LOCATION:</u></b>	The Widnes Waterfront Area

**FUNDING BREAKDOWN**

Source	Amount
NWDA	
Private	
<b><u>TOTAL</u></b>	<b>Total costs and extent of works still to be agreed with utility companies</b>

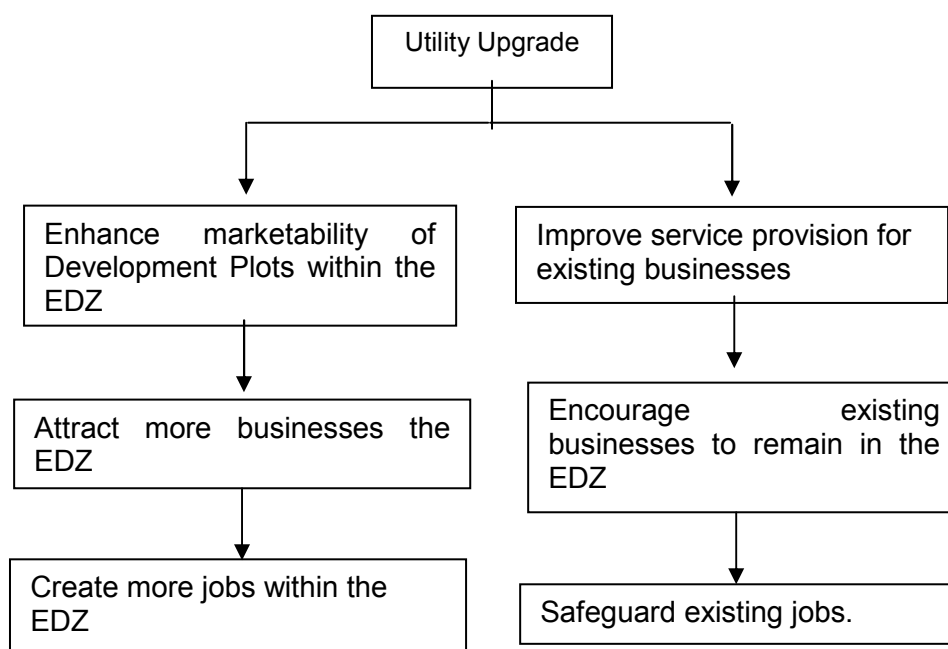
**MILESTONES**

Complete baseline utility study of programme area	19/07/2005
Out to tender	
Secure funding	
Complete phase 1	
Complete phase 2	
Complete project	

**NWDA MANDATORY OUTPUTS**

Output Indicator	2007/2008		2008/2009		Total	
	Total	NWDA	Total	NWDA	Total	NWDA
Jobs created or safeguarded	Number	Number	Number	Number	Number	Number
1(a) Jobs created						
1(b) Jobs Safeguarded						
3(d) Other businesses created						
5. Regeneration - investment levered for infrastructure	£000s	£000s	£000s	£000s	£000s	£000s
5(a) Redevelopment of brownfield land – public investment						
5(a) Private investment						
5(d) New or upgraded business premises including incubators – Public Investment						
5(d) Private Investment						
5(e) Renaissance programmes including public realm – public investment						
5(e) private investment						
5(f) Ha. Brownfield reclaimed, by use:	Number	Number	Number	Number	Number	Number
(i) Industrial / Commercial						
(iii) other hard end uses – the road						
(v) Other soft end uses – public realm						
5(h) m2 of floor space – or upgraded business premises						

**INDIRECT OUTCOMES**



**RISKS**

Risk	Addressed through ...
In order to obtain a point of connection the regional supply company may have to upgrade the existing infrastructure. This could increase costs and duration of works.	The regional supply companies have been informed of the aspirations for the Widnes Waterfront and are underway with their investigations.
The granting of the necessary easements across private land is likely to take a considerable length of time.	Finalise routes of required works. Early consultation with affected land owners.