

QUARTERLY MONITORING REPORT

DIRECTORATE: Environment
SERVICE: Major Projects Department
PERIOD: Quarter 2 half-year to period-end 30 September 2007.

1.0 INTRODUCTION

This quarterly monitoring report covers the Major Projects Department second quarter period up to 30 September 2007. It describes key developments and progress against all objectives and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix 6.




2.0 KEY DEVELOPMENTS

- Work on the Brindley mound removal contract is nearing completion.
- The site investigations and feasibility studies for the Canal Quarter are nearly complete.

3.0 EMERGING ISSUES




- Canal Quarter: the 'Development Agreement' is currently being agreed with Urban Splash.
- Castlefields: Phase three Housing Development proposals have been submitted to The Housing Corporation, as have proposals to EP for 'continuation funding'.
- Widnes Waterfront EDZ: Imminent need to review outputs contracted to the NWDA to deliver due to Halton loss of assisted area status and new interpretation of State Aid Rules. Also a need to make the case to extend the programme until March 2010.

4.0 PROGRESS AGAINST KEY OBJECTIVES / MILESTONES

Total	17		14		2		1
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Most "Key" objectives and milestones are on track to be met. For further details please refer to Appendix 1.

4.1 PROGRESS AGAINST OTHER OBJECTIVES / MILESTONES




Total	2		2		0		0
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The “Other” objective and milestones are on target to be met. For further details please refer to Appendix 2.

5.0 SERVICE REVIEW




Nothing to note.

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS

Total	3		3		0		0
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All “Key” performance indicators are on track to meet set targets. For further information please refer to Appendix 3.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS

Total	6		4		2		0
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Four of the six “Other” performance indicators are on track to meet their targets. Two indicators related to the EDZ programme are affected by delays to the implementation of the NWDA Performance Plan and have been assigned amber lights. For further details please refer to Appendix 4.

7.0 PROGRESS AGAINST LPSA TARGETS

There are no LPSA targets for this service.

8.0 RISK CONTROL MEASURES

During the production of the 2007-08 Service Plan, the service was required to undertake a risk assessment of all Key Service Objectives.

Where a Key Service Objective has been assessed and found to have

associated 'High' risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4.

There are no Key Service Objectives for this service that have been assessed and found to have associated 'High' risks. Therefore, there is no progress to report.







9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS







During 2006/07 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4.






There are no High priority actions for this service, therefore, there is no progress to report.

10.0 APPENDICES



Appendix 1- Progress against Key Objectives/ Milestones
Appendix 2- Progress against Other Objectives/ Milestones
Appendix 3- Progress against Key Performance Indicators
Appendix 4- Progress against Other Performance Indicators
Appendix 5- Financial Statement
Appendix 6- Explanation of traffic light symbols




Service Plan Ref.	Objective	2007/08 Key Milestone	Progress to date	Commentary
MP 01	To implement a regeneration plan for the Widnes Waterfront EDZ in accordance with the EDZ Team Plan and Regeneration Masterplan (See Team Plan) resulting in 44 ha. of regenerated land on the Widnes waterfront	<p>Implement North West Development Agency Performance Plan for 2007/8</p> <p>Initiate CPO procedure to secure land required for implementation of the Masterplan</p> <p>Oversee completion of Priority Sites, Langtree, Forward Group and Heron Business Park developments</p> <p>Oversee Venture Fields Leisure development construction</p>	   	<p>Implementation slower than anticipated due to the delays caused by a reinterpretation of Stare Aid Rules by the Agency. This led to delays in approving the Forward and Heron Phase 2 projects.</p> <p>Executive Board approval 08/02/07. Cobberts employed by WRL to provide legal advice. GVA appointed to manage acquisition negotiations.</p> <p>Priority Sites on target for completion by March 2008. Langtree start on site delayed to January 2008. Forward due to start on site January 2008 and Heron Phase 2 re-submitted for planning permission. B&Q development is on schedule for a late November opening.</p> <p>Outline planning permission granted 08/10/07 when EA objection resolved. Reserve matters application submitted.</p>
MP 02	To implement a regeneration plan for Castlefields according to the Castlefields Team Plan and Regeneration Masterplan (See Team Plan) resulting in the achievement of The Masterplan's Vision of an improved estate	<p>Acquire the existing local centre via CPO</p> <p>Secure outline planning permission for HBC sites</p>	 	<p>CPO served; public inquiry scheduled for 2nd October 2007.</p> <p>Outline planning permission secured for the Halton Borough Council sites.</p>







Service Plan Ref.	Objective	2007/08 Key Milestone	Progress to date	Commentary
		<p>Dispose of 3 hectares of HBC land at Lakeside Castlefields</p> <p>Commence delivery of RSL phase two housing schemes</p> <p>Continue to Implement public realm improvements in accordance with the proposals of the Masterplan</p>	  	<p>The disposal of the Lakeside housing site will take place in 2009 following the relocation of the temporary transit site for Travellers on the former Busway..</p> <p>Work continues on the redevelopment of LHT blocks at Hedge Hey and Meadow Row. A planning application for the demolition and redevelopment of the deck assess flats at Caesars Close has been approved.</p> <p>Public realm lighting improvements continue to be rolled out with the renewal of poor quality lighting in a number of the residential areas within Castlefields</p>
MP 03	To implement a regeneration plan for 3 MG (Ditton Strategic Rail Freight Park) (See Team Plan) resulting in the creation of a regionally-significant rail freight park	<p>Inauguration of CPO procedure to secure land required for implementation of the Masterplan</p> <p>Co-ordinate the construction of rail sidings</p> <p>Initiate arrangements for improved road access to Halton Borough Council Field</p>	  	<p>CPO process being reviewed. Third party funding arrangements being explored.</p> <p>Planning permission obtained for four rail sidings, subject to a referral to the SOS.</p> <p>W.S.Atkins preparing design and planning application for A5300 link.</p>

Service Plan Ref.	Objective	2007/08 Key Milestone	Progress to date	Commentary
		Commence procedures for the disposal of Halton Borough Council Field in accordance with the Masterplan proposals		Will follow completion of road construction.
MP 04	Monitor investment levels in the 3 town centres in order to comply with Community Plan objectives (See Team Plan) and ensure a continued improvement in the quality of Halton's Town Centres	<p>Implement Shopfront Improvement Programme</p> <p>Oversee the initiation of the Canal Quarter development</p> <p>Co-ordinate the implementation of the Windmill Centre redevelopment according to the appropriate planning permission</p>	  	<p>68 expressions of interest received; 6 shopfront improvement grant offers made. 5 properties have completed improvement works with a further two currently in progress.</p> <p>Removal and remediation work has continued on the Brindley Mound, and is on schedule for an autumn completion. Negotiations are continuing for the acquisition of the Camden Buildings which remain in private ownership. Survey works funded by EP are progressing with a view to an autumn completion. The negotiation of the Development Agreement with Urban Splash continues with a view to finalising it after the receipt of the survey reports.</p> <p>Work has started on the redevelopment of the Windmill Centre.</p>
MP 05	Reclamation of contaminated and derelict land including 48 ha. at St Michael's Golf Course to produce a safe and attractive	Phase 1 reclamation of 18 ha. of the Golf Course begun – Formal		Option Appraisal completed and submitted to the EA. Approval of the Options Analysis by the EA is awaited

Service Plan Ref.	Objective	2007/08 Key Milestone	Progress to date	Commentary
	replacement course	determination and funding application to DEFRA.		and an initial application to DEFRA is currently being prepared for Phase 1 funding.

Service Plan Ref.	Objective	2007/08 Key Milestone	Progress to date	Commentary
MP 06	To devise and implement a regeneration plan for Halebank resulting in improved residential amenity	Implementation proceeding according to Masterplan including the redevelopment of the former Asda site for housing	N/a	Responsibility for this measure has ceased to be the responsibility of the Council with the housing site having been passed to Barratts.
MP 07	To implement the Urban Renewal Strategy and Action Plan	<p>Three meetings of Urban Renewal SSP held.</p> <p>NRF and CPF programmes delivered as programmed according to funding allocations to projects including Landlord Accreditation Scheme, Town Centre Initiatives, Area Forums, Business Parks Improvement Programme, Contaminated Land Remediation and Widnes Waterfront, all to be completed by the end of the financial year.</p>	 	<p>Two Urban Renewal SSP meetings held to date.</p> <p>NRF and CPF programme delivery is on target.</p> <p>Urban Renewal Strategy and Action Plan 2007-10 is prepared and currently awaiting final approval, having been recommended for approval by the UR PPB in July. This document has also been put before the ELS PPB and Healthy Halton PPB to assist with cross-cutting themes.</p>

Ref	Indicator	Actual 06 / 07	Target 07 / 08	Quarter 2	Progress	Commentary
Service Delivery Indicators.						
MPLPI 9	Castlefields Regeneration Outputs as set out in Masterplan (% achieved)	100%	100%	100%		Refer to commentary for Objective MP02 in Appendix 1.
MPLPI 10	Urban Renewal Outputs as set out in Urban Renewal Strategy and Action Plan (% achieved)	100%	100%	100%		Urban Renewal Strategy and Action Plan 2007-10 is prepared and currently awaiting final approval. On line to achieve target.
MPLPI 14	3MG Outputs as set out in Masterplan (% achieved)	100%	100%	100%		Refer to commentary for Objective MP03 in Appendix 1.

Ref	Indicator	Actual 06 / 07	Target 07 / 08	Quarter 2	Progress	Commentary
Service Delivery Indicators.						
LPI 1	New retail floor space (sq ft)	8,500	0	0	N/a	N/a
LPI 2	New office accommodation (sq ft)	0	50,000	0		Priority Sites' development at Widnes Waterfront is on schedule for completion later in the year
LPI 3	New private housing	60	24	N/a	N/a	Responsibility for this measure has ceased to be the responsibility of the Council with the Halebank housing site having been passed to Barratts.
LPI 4	Local business premises improved	21	10	5		See MP04 above
LPI 5	Streetscape improvement	0	1	1		Improvements have been completed to the rear of the Bradley Public House where the car park has been enhanced environmentally and the number of car parking spaces increased.
LPI 6	Land reclamation programme (acres)	5	10	3		The highly contaminated Brindley Mound is being removed. Advice is being given on the reclamation of significant areas of land within the EDZ and 3MG developments sites.
LPI 8	EDZ Programme Outputs as set out in ERDF offer letter (% achieved)	100%	100%	N/a		Refer to commentary for Objective MP01 in Appendix 1.
LPI 15	EDZ Programme Outputs as set out in the North West Development Agency Performance Plan	N/a	100%	N/a		Refer to commentary for Objective MP01 in Appendix 1.

Revenue Budget as at 30th September 2007

	Annual Budget	Budget To Date	Actual To Date	Variance To Date (Overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Expenditure					
Employees	716	351	306	45	306
Premises Support	25	0	0	0	0
Supplies & Services	66	27	19	8	19
Transport	39	19	16	3	16
Central Support Services	103	0	0	0	0
Departmental Support Services	26	0	0	0	0
Total Expenditure	975	397	341	56	341
Income					
Fees & Charges	-107	-92	-92	0	-92
Recharges to Capital	-473	-229	-182	(47)	-182
Total Income	-580	-321	-274	(47)	-274
Net Expenditure	395	76	67	9	67

Comments on the above figures:

In overall terms spend to the end of quarter 2 is slightly below budget.

The underspend against staffing relates to a vacant post resulting in a slightly lower recharge to capital projects.

It is anticipated that overall revenue spending will be in line with the departmental budget at year end.

Local Strategic Partnership Schemes as at 30th September 2007

	Annual Budget £'000	Budget To Date £'000	Actual To Date £'000	Variance To Date (Overspend) £'000	Actual Including Committed Items £'000
Partnership Co-ordinator	20	10	19	(9)	19
Total Expenditure	20	10	19	(9)	19

Comments on the above figures:

The expenditure above budget will be offset by external funding obtained throughout the year and therefore net expenditure will be in line with budget by year-end.




Capital Projects as at 30th September 2007

	07-08 Capital Allocation £'000	Actual To Date £'000	Allocation Remaining £'000
<u>Multi-Funded Projects</u>			
Widnes Waterfront	4,135	374	3,761
Castlefields	2,434	38	2,396
3MG	3,969	1,487	2,482
<u>LSP (Urban Renewal) Projects</u>			
Contaminated Land	282	93	189
Sites Purchase	100	5	95
Town Centres	1,008	311	697
Streetscapes			
Enterprise Centres	100	0	100
Widnes Waterfront	313	0	313
<u>HBC Projects</u>			
Land Reclamation Golf Course	100	93	7
Total Capital	12,441	2,401	10,040

Comments on the above figures:

With regard to the three multi-funded projects header, there is continued change to the programmes and the costings/funding allocations are being continually updated.

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective is on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved</u>.</p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective will not be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target will not be achieved</u> unless there is an intervention or remedial action taken.</p>