

QUARTERLY MONITORING REPORT

DIRECTORATE: Environment
SERVICE: Major Projects
PERIOD: Quarter 4 to period end 31st March 2009

1.0 INTRODUCTION

This monitoring report covers the Major Projects Department fourth quarter period up to year end 31st March 2009. It describes key developments and progress against all objectives and performance indicators for the service.

Given that there are a considerable number of year-end transactions still to take place a Financial Statement for the period has not been included within this report in order to avoid providing information that would be subject to further change and amendment. The final 2008/09 financial statements for the Department will be prepared and made available via the Council's Intranet once the Council's year-end accounts have been finalised. A notice will be provided within the Members' Weekly Bulletin as soon as they are available.

The way in which traffic lights symbols have been used to reflect progress to date is explained within Appendix 3.




2.0 KEY DEVELOPMENTS

Heron Business Park Phase 1 units are completely sold. Phase 2 was completed in March.
Castlefields Local Centre was 'vested' in January, i.e. Halton Borough Council took ownership of it.
The Phase 1 housing element of the new Village Square was completed.
The Stobart Group concluded the reclamation of 120 ha., at 3MG and their development of 800,000 sq. ft. in two units has begun on site.

3.0 EMERGING ISSUES

It is becoming clear that the HCA's (Homes and Communities Agency) priorities are considerably different from those of English Partnerships. This is calling into question our ability to deliver partnership projects on Castlefields and elsewhere.

4.0 PROGRESS AGAINST OBJECTIVES / MILESTONES




Total	15		10		0		5
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Two CPOs were scheduled for completion in the year. One has not been required because the private sector has managed without. The other's private sector supporter has pulled out and alternatives have been found to secure several of the sites concerned. However, the financial situation has been responsible for a slowdown in development and the non-achievement of several targets. For further details, please refer to Appendix 1.

5.0 SERVICE REVIEW




The Budget Review identified a £30,000 saving to be achieved in 2009-10 by the loss of the post of Divisional Manager Projects Development.

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS

Total	3		3		0		0
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Targets have been met for all "Key" performance indicators. For further details, please refer to Appendix 2.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS

Total	7		7		0		0
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Targets have been met for all "Other" performance indicators. For further details, please refer to Appendix 2.

7.0 PROGRESS AGAINST LPSA TARGETS

There are no LPSA targets for this service

8.0 RISK CONTROL MEASURES

During the production of the 2008-09 Service Plan, the service was required to undertake a risk assessment of all Service Objectives.

Where a 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.

No risks have been identified as High for the service.

9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS

During 2007/08 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.





No actions have been identified as high priority for the service.




10.0 DATA QUALITY






The author provides assurance that the information contained within this report is accurate and valid and that every effort has been made to avoid the omission of data. Where data has been estimated, has been sourced directly from partner or other agencies, or where there are any concerns regarding the limitations of its use this has been clearly annotated.




11.0 APPENDICES

Appendix 1- Progress against Objectives/ Milestones
Appendix 2- Progress against All Performance Indicators
Appendix 4- Explanation of traffic light symbols

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
MP 1	To implement a regeneration plan for the Widnes Waterfront EDZ in accordance with the EDZ Team Plan and Regeneration Masterplan resulting in 44 ha. of regenerated land on the Widnes Waterfront	Implementation according to Masterplan Phase 2:		Consultants Taylor Young & the BE group have completed Phase 2 Widnes Waterfront Masterplan.
		Completion of CPO procedures, Mar 2009		The development partner has withdrawn support for the CPO; future options are being considered.
		Public Artwork completed, Mar 2009		Contamination issues with the identified site have delayed the implementation, Nevertheless a planning application for the art work has been submitted for Widnes Warth and the project will be taken forward in 2009-10.
		Linear Park completed. Mar 2009		Moss Bank Park completed ahead of schedule.
		Implementation according to Masterplan Phase 2: Completion of Phase 1 of Venture Fields Leisure Development. Dec 2008		Funding issues and the withdrawal of a major tenant hampered the scheme's progress, but the securing of a replacement operator and progress on securing North West Development Association funding for land remediation have kept the scheme on the rails for a revised 2009-10 start-on-site.




Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
MP 2	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	Implementation according to Masterplan Phase 2: Commence demolition and redevelopment of the existing local centre. Mar 2009		<p>Housing redevelopment and demolitions on schedule.</p> <p>Phase One of the Village Square completed. Local Centre acquired by 'vesting' on 27th January 2009.</p> <p>Phase Two of the Village Square is being revised to accommodate a new health centre within the development. Demolition now anticipated July/ August 2009 due to the inclusion of the new health centre.</p>
		Implementation according to Masterplan Phase 2: Develop phase 3 of the programme. Mar 2009		Funding has been secured for a further phase of the RSL housing programme.
MP 3	To implement a regeneration plan for 3 MG (Ditton Strategic Rail Freight Park) resulting in the creation of a regionally-significant rail freight park	Completion of CPO procedures. Mar 2009		The purchase of the Eddarbridge site by the Stobart Group means that the CPO planned for it will probably not be required as the objective of redeveloping Eddarbridge is being achieved ahead of schedule, albeit in a different way.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Implementation of infrastructure works including road access to Halton Borough Council Field. Aug 2008		Planning permission was gained in September 2008 from both Halton Borough Council and Knowsley MBC for the link road to the A5300 Knowsley Expressway. The diversion of the sludge main has been completed. The Landscaping Scheme is currently on target for completion in Spring 2009.
MP 4	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	Ensure continued investment in town centres of at least £1 million per annum. Mar 2009		Stadium Developments' project at the Windmill Centre is on schedule for an Easter 2010 opening.
		Co-ordinate the commencement on site of Phase 1 of the Canal Quarter development with residential and civic developments. Mar 2009		The HCA has indicated a withdrawal of grant support due to changed priorities. Alternatives are being explored.
MP 5	Reclamation of contaminated and derelict land including 48 ha. at St Michael's Golf Course to produce a safe and attractive replacement course	Phase 1 reclamation of 18 ha. of the Golf Course begun with grant of £180,000 from Defra to finalise designs for Phase 2. Mar 2009		The decision on the grant application to DEFRA for £3m for Phase 1 is still awaited. Many queries from DEFRA have been answered and work continues preparing the planning application. Fencing works to northern boundary completed.
		Formal determination and funding application to Defra. Mar 2009		DEFRA decision is due April 09



Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
MP 6	To implement the Urban Renewal Strategy and Action Plan	Three meetings of Urban Renewal SSP held. Mar 2009		Meeting held in January 2009
		Urban Renewal allocation of WNF allocated and fully spent. Mar 2009		Redistribution of the allocation was agreed and spend was completed
MP 7	To meet the strategic housing needs of Halton's diverse communities.	Complete construction of a short-stay Gypsy and Travellers Site, Warrington Rd, Runcorn. Sep 2009		Project completed.

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 4	Progress	Commentary
Service Delivery						
MP LI2	New office accommodation (sq ft)	50000	50000	50,000		Forward Point and Turnstone Park completed since the Quarter 2 report
MP LI4	Local business premises improved	18	12	13		Target exceeded
MP LI6	Land reclamation programme (acres)	28	10	120		The DEFRA announcement on the funding for the golf course remediation is awaited. Heron Phase 2 – 1.59 ha reclamation complete, Stobart development has reclaimed approx. 120 acres of heavily contaminated land.
MP LI8	EDZ Programme: Outputs as set out in ERDF offer letter (% achieved)	100	100	100		Completed. The Objective 2 programme terminated in December 2008.
MP LI11	EDZ Programme: Outputs as set out in Succession Masterplan	100	100	100		Succession Masterplan commissioned in Q3
MP LI15	EDZ Programme: Outputs as set out in the North West Development Agency Performance Plan	100	100	100		All the performance plan projects completed
<u>MP LI9</u>	Castlefields Regeneration: Outputs as set out in Masterplan (% achieved)	100	100	100		Preliminary work completed necessary to go to market with the Lakeside site. CIG approved delaying this, subject to market conditions.

¹ Key Indicators are identified by an **underlined reference in bold type**.

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 4	Progress	Commentary
MP LI12	Castlefields Regeneration: Outputs as set out in Masterplan Phase 2 & SPD (% achieved)	N/a	100	100		Preliminary work completed necessary to go to market with the Lakeside site. CIG approved delaying this, subject to market conditions.
<u>MP LI13</u>	Urban Renewal: Outputs as set out in Succession Urban Renewal Strategy and Action Plan (% achieved)	N/a	100	100		Targets Met
<u>MP LI14</u>	3MG: Outputs as set out in Masterplan (% achieved)	100	100	100		Targets met including £1.7 million of ERDF drawn down.

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 has been achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the annual 08/09 target <u>has been achieved</u> or exceeded.</p>
<u>Red</u>	 <p>Indicates that that the <u>objective has not been achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the annual 08/09 target <u>has not been achieved</u>.</p>