

## **Annex A – Update of Major Projects and Transport initiatives**

Over the page is a summary of Major projects:

**Please note before reviewing the “Large” project information:**

- The Summary of “Large” projects is still in development and is provided to inform the committee in performing its role of **risk and assurance of the project management approach**.
- Projects are in the process of being assessed (using the Project assessment matrix (presented to the A&G committee in May 2016). Any project that achieves a score of 106 or more out of 160 qualifies as a “Large” project and is included in this list as a “Large” project.
- Executive is responsible for scheme financing/policy and Scrutiny will perform detailed reviews of any relevant project.
- Further information on projects can be provided to the committee on request or the committee can request that a relevant scrutiny committee to do a more detailed review.
- The status (RAG – Red, Amber or Green) is provided to give an overview of any significant risks and provide assurance as to how individual projects are being managed. An explanation as to what the status means is included in the July 2016 Projects update to Audit and Governance.

<b>Large projects summary (more detail is provided over the page)</b>	<b>Previous period (RAG)</b>	<b>This period (RAG)</b>	<b>Direction of travel</b>
Castle Gateway	Amber	Amber	Same
Community Stadium	Amber	Amber	Same
Guildhall	Green	Green	Same
Local Plan	Amber	Amber	Same
Outer Ring Road (A1237)	Red	Amber	Better
York Central	Amber	Amber	Same

<b>Other significant Transport initiatives</b>			
<p><b>A19 Pinchpoint Scheme</b>            Designs for an upgraded junction at Crockey Hill are being developed. Public consultation in May. Scheme to be considered at Decision Session in August. Site clearance/Utility works before Christmas 2017, main construction in early 2018.</p>	Amber	Amber	Same
<p><b>Traffic Signal Asset Renewal</b>            First 2017/18 Scheme (Huntington School Pedestrian Crossing) completed in April, Decision on progression of further schemes to be taken at June Executive Member for Transport and Planning Decision Session</p>	Green	Green	Same
<p><b>Scarborough Bridge</b>            Network Rail currently finalising feasibility study. Public consultation in June. Scheme to be considered at Decision Session in August. Planning Application in Autumn 2017. Construction in 2018/19</p>	Amber	Amber	Same
<p><b>Micklegate Bar</b>            Micklegate Bar Roof repairs to be undertaken in the summer. Currently planned for commencement in June and completion by October. Road Closures for scaffold erection and during works to be confirmed.</p>	Green	Green	Same

## Detailed updates

<b>Project title</b>	Castle Gateway
<b>Reporting period</b>	April 2017
<b>Description</b>	
<p>City of York Council (CYC) are one of the principal land owners in the area around Piccadilly, the Eye of York, St George's Field and the Foss Basin. This area is being referred to as the "Castle Gateway" and many parts of the area are underused, semi derelict or of poor quality. Many of the properties are for sale or owned by investors and there is a risk that the area will continue to be blighted or that important sites will be developed in a piecemeal manner. The area is urgently in need of a fresh vision to improve the locality and create a socially and economically sustainable future. As the principal landowner, CYC will be instrumental in delivering a joined-up regeneration of the area which will maximise social and economic benefits for the City.</p>	
<b>Current status</b>	
<b>AMBER</b>	
<p>Exchange of contracts is in process to transfer of the freehold of Stonebow House to Oakgate Group to allow the redevelopment of the vacant, run down building. Work is anticipated to start on site in Spring 2017 and complete in Spring 2018.</p>	
<p>Spark: York have submitted a planning application to provide a meanwhile use of start-up space for local business, street food and exhibition space at 17-21 Piccadilly. It is due to go to committee in May and if approved they aim to open in Summer 2017, operating under a three year tenancy from the council. This would help drive the regeneration of the area whilst a long term decision on the future of the council's land asset in the area is taken.</p>	
<p>English Heritage have been granted planning permission to construct a new visitor centre as part of wider restoration works to Clifford's Tower to improve visitor numbers and satisfaction. A judicial review of the planning permission will be heard at the High Court on 3rd May. Subject to the outcome of this process, the Executive have approved the transfer to English Heritage the small area of council owned land needed for the scheme to progress.</p>	

A major update report on the Castle Gateway was taken to January's Executive. The report approved the vision for the regeneration of the area and an action plan for delivering that vision. It also set out the Area of Opportunity policy, which enshrines the vision in planning policy, for inclusion in the emerging Local Plan. The aim is to take a masterplan for the public realm, infrastructure, and council land assets back to the Executive by the end of 2017.

The Council are in discussions with the other major landowner in the Castle Gateway regarding their proposals for the area and potential options to work in partnership. The outcome of these discussions, and alternative delivery models, will be taken to Executive for consideration in December. To guide this process the Council have appointed Deloitte to provide commercial and valuation advice.

The inception meeting of the Castle Gateway Advisory Group was held on 14th March. This group of principal custodians and landowners will guide the masterplan process. Terms of reference have been agreed and will be ratified at the next meeting on 2nd May.

The project governance structure has been confirmed and will be run through a working group, chaired by Neil Ferris, which will report in to the Executive. The group includes council's legal, property, finance, and planning representation. The inception meeting was held on 23rd March.

The procurement of masterplanning consultants is out to tender through the HCA framework. A bidder's day was held on 6th April with tender returns due back mid May. Interview will follow with an appointment in mid-June.

The public engagement process has been agreed. This will be facilitated through the My Castle Gateway project, an open conversation process facilitated by the council, Helen Graham from the University of Leeds, and Phil Bixby. The model builds on the experience of previous public engagement.

### **Future outlook**

Assess tender returns from masterplan consultants and interview and appoint.

Agree lease with Spark: York to allow tenancy to start in the spring should planning permission be granted in May.

Initiate the My Castle Gateway engagement process. This will begin public conversations on the vision for the area to feed in to the masterplanning process.

Agree with Deloitte, our commercial advisors, final development appraisals and land values of Council land assets.

Negotiations with Steamrock Capital to extend and regear the head lease on the Coppergate Centre, and explore potential development partnership options, are ongoing.

### Key risks

Risk (brief description/ consequence)	Control/action	Gross	Net
<p>Insufficient legal resources and internal experience in to support the establishment of a delivery model for the council's assets</p> <p>The council fail to develop the best delivery structure for developing out its land assets, or are unable to secure the most advantageous contractual agreements with identified partners. This represents a significant risk to both the Castle Gateway project and the council achieving best value</p>	<p>It is likely that the council will need to seek external legal support and advice</p> <p>The council have already sought external legal advice from Bevan Brittain on earlier partnering opportunities in the Castle Gateway. It is probable that their (or another framework partner's) advice will be required in future.</p>	21	14
<p>Land assets outside the council's control do not come forward to market, continuing to undermine the area and depress the council assets and income</p> <p>Castle Gateway remains run-down, with a number of derelict, vacant or poor</p>	<p>Discussions with landowners and developers to facilitate development, and understand the implications of the EU referendum on investor confidence. Establishing a planning framework to ensure coherent and high quality proposals when they</p>	23	19

<p>quality sites damaging the local area and having a negative impact on the capital and revenue value of the council's assets</p>	<p>do come forward</p> <p>Discussions with other land owners and developers are active and ongoing, and an update on this will be taken to Executive in the new year. A draft area of opportunity policy for the Castle Gateway has been submitted to the Local Plan team for review. The proposals for a meanwhile use on 17-21 Piccadilly will lead to an improvement in the area and increased footfall which could act as the catalyst for development</p>		
<p>Failure to provide a realistic timeframe for potential development of council land assets may result in unnecessary expenditure and investment in the short term to keep them operational. This is particularly pressing for Castle Mills and Castle car park, both of which are in a poor condition and if they were to remain open in even a short to medium time period would need significant expenditure.</p> <p>The council has to spend significant money on assets in the short term to keep them operational when they will potentially close in the near future. This would represent</p>	<p>To develop and bring forward a clear vision for the Castle Gateway, including identified options for the council's land assets, as soon as possible. Developing this vision requires a clear strategic view on the level of investment and risk the council want to assume.</p> <p>Work is ongoing with Directors and Members to establish the level of risk and investment the council want to assume, which will establish the nature of the council's involvement in Castle Gateway and the future use of land assets. The first stage in assessing these options will be the</p>	<p>20</p>	<p>19</p>

<p>wasted expenditure, but it may be unacceptable to close them without a clear identified plan in place for their future use. If any money is invested in to the assets it may make it difficult to bring them forward for fear of having wasted that money</p>	<p>Castle Gateway vision report that will be taken to the Executive in early 2017. This will start to establish delivery options and proposed timescales for development.</p>		
<p>There will be a number of options and opportunities for the council to consider throughout the Castle Gateway project. These will require varying levels of investment and risk. Choosing not to pursue some of these opportunities may result in the failure of the key aims of the project</p> <p>Private sector and other public sector sites may not progress without the council's investment. Although there may be possibilities to achieve the regeneration aims of the Castle Gateway without council investment these may result in the council losing existing and potential new revenue streams. Not taking key decisions regarding investment may mean that the project ultimately fails</p>	<p>Clear and realistic delivery models need to be established and presented to Members for decision, founded on robust business case principles</p> <p>Officers are currently working up proposals that will provide a range of options from low to high intervention, and are in discussions with neighbouring landowners to understand their proposals and desire to work in partnership. External valuation and planning advice will be procured by the end of January to provide detail on the land values of council assets. This is key to assessing the different delivery options and the council's capacity to generate financial returns.</p>	21	20
<p><b>Reports to</b></p>	<p>A working group has been established to manage the project governance. Chaired by Neil Ferris and reports through to the Executive.</p>		
<p><b>Exec member</b></p>	<p>Cllr Sam Lisle and Cllr Ian Gillies</p>		

<b>Director responsible</b>	Neil Ferris, Corporate Director Economy and Place
<b>Dependencies</b>	Local Plan Policy, City Transport Policy
<b>Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)</b>	<p>Executive October 2015  <a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8842&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8842&amp;Ver=4</a>  Document  <a href="http://democracy.york.gov.uk/documents/s100456/Report.pdf">http://democracy.york.gov.uk/documents/s100456/Report.pdf</a></p> <p>Executive November 2016  Land assets on Piccadilly  <a href="http://democracy.york.gov.uk/documents/s110378/Executive%20report%20-%20Update%20on%20land%20assets%20on%20Piccadilly.pdf">http://democracy.york.gov.uk/documents/s110378/Executive%20report%20-%20Update%20on%20land%20assets%20on%20Piccadilly.pdf</a></p> <p>Executive January 2017  Update  <a href="http://democracy.york.gov.uk/documents/s112252/York%20Castle%20Gateway.pdf">http://democracy.york.gov.uk/documents/s112252/York%20Castle%20Gateway.pdf</a></p>



<b>Project title</b>	Community Stadium
<b>Reporting period</b>	April 2017
<b>Description</b>	
<p>The Community Stadium project will deliver a new football and rugby stadium for professional sport and community sport and leisure facilities for the city of York. The project also includes a new athletics facility for use by York Athletic Club as well as many community uses and work with community partners.</p> <p>The core project objectives are to provide a new Community Stadium within a new leisure facility complex on the grounds of the existing Huntington Stadium / Waterworld swimming pool.</p> <p>This project represents an opportunity to create one of the country's most far reaching community stadium complexes.</p>	
<b>Current status</b>	
<p><b>AMBER</b></p> <p>An update report to executive was presented on 16th March 2017 detailing the plan for Yearsley pool and also the timetable for the project given the delay from the Judicial Review and the subsequent retender for the construction contract. The JR challenge has caused approximately 1 year in delay to the project.</p> <p>In the last six months of the project progress has been made as follows:</p> <ul style="list-style-type: none"> <li>• Judicial review case was won in the High Court 18 January 2017, Vue cinema challenge was rejected.</li> <li>• Construction retender launched 3 March 2017, 12 week tender for construction partner and final build price.</li> <li>• Exec report on the Yearsley review and future of the Yearsley pool site completed and a recommendation that allows Yearsley to stay open for at least another 5 years.</li> <li>• Extension of the Bootham Crescent licence until end of 2018.</li> <li>• Completion of all York City Knights agreements with new owner allowing the Knights to continue at Bootham Crescent through the 2017 and 2018 seasons until the new stadium is complete.</li> </ul> <p>Finalisation and signing of all DBOM contracts in the project cannot take</p>	

place until after the construction retender is complete and a final price agreed. A new timetable is included in the report to Executive which highlights the facilities will now be complete towards the end of 2018.

### **Future outlook**

The scheme is predicted to create around 165 FTE jobs including match and event day staff. There will also be additional temporary construction jobs created during the build phase.

During the construction period the development will generate a range of employment opportunities. At the peak of the construction programme, there would be up to 250 people on the site.

The new stadium has the potential to increase supporter demand and attendance numbers. Evidence suggests that the new stadium could generate from 20% - 40% increase in visitor numbers. A 20% increase in visitor numbers to the stadium will equate to 4,200 additional visitors per year from outside the City of York.

Between £129,831 & £259,662 additional expenditure could be generated per annum from the stadium, based on a range of 20% to 40% increase in attendance at matches.

The next steps involve:

- Formal completion of the construction retender June 2017.
- Completion of the Design, Build, Operate and Maintain (DBOM) contract, following construction retender. August 2017.
- Finalisation of all community partner agreements. July 2017. Full construction will begin once the construction contract is finalised and contracts signed. Expected August/ September 2017.

### **Key risks**

<b>Risk (brief description/ consequence)</b>	<b>Control/action</b>	<b>Gross</b>	<b>Net</b>
NHS fail to sign agreement for lease in time for DBOM. GLL will require CYC to underwrite all costs for the NHS areas which total c£240k at present per year.	Discussions ongoing at high level between CYC Chief Exec and Chief Exec of the York NHS Trust. Confirmation of design and	19	19

	delivery and NHS approval of legal agreement.		
Failure to deliver completion of the DBOM legal contract in the current timescales. Delay to the project build and delivery timescales. Increased cost of build, increase in legal and project costs.	Legal advice and input from Bond Dickenson as well as Legal officers. Ongoing work to finalise all contracts within the agreed timeline	19	19
Commercial return on land receipt  Not realising estimated commercial return on commercial proposals in the final bid Not sufficient revenue to finance the build of the leisure building and facilities. Additional capital required by CYC, value engineering required, decrease spec or size of the build	Savilles report supports figures as proposed Potential to increase the amount of retail in the final scheme Reduce the outputs of the project  Awaiting outcome of the call in and the judicial review periods before contract can be closed.	19	18
<b><u>ISSUE:</u></b>  JR delay has caused the construction company to withdraw causing a retender of the construction package. This with the JR has caused a year delay to the project.	Construction package is being retendered with a completion in June 2017. Contract award expected July 2017 with a start on site for August/ September 2017.		
<b>Reports to</b>	Executive, Economic Development and Transport Scrutiny Committee, Project Board		
<b>Exec member</b>	Cllr. Nigel Ayre		
<b>Director responsible</b>	Ian Floyd – Director of Customers and Business Support Services		

<b>Dependencies</b>	Yearsley review. The continued operation of Yearsley is potentially linked to the DBOM contract proposed.
<b>Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)</b>	<p>Full Council March 2016:</p> <p><a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=331&amp;MId=8836&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=331&amp;MId=8836&amp;Ver=4</a></p> <p>Executive December 2016</p> <p><a href="http://democracy.york.gov.uk/documents/s111121/Stadium%20Project_Dec16%20Exec%20Report_VERSION%20A_vF.pdf">http://democracy.york.gov.uk/documents/s111121/Stadium%20Project_Dec16%20Exec%20Report_VERSION%20A_vF.pdf</a></p> <p>Executive March 2017</p> <p><a href="http://democracy.york.gov.uk/documents/s113417/Community%20Stadium%20Leisure%20Facilities.pdf">http://democracy.york.gov.uk/documents/s113417/Community%20Stadium%20Leisure%20Facilities.pdf</a></p>

<b>Project title</b>	Guildhall
<b>Reporting period</b>	April 2017
<b>Description</b>	
<p>City of York Council vacated the Guildhall in April 2013, moving to West Offices as part of the Admin Accommodation programme, in order to make approx £1m pa savings. An evaluation of potential future uses had already been undertaken, and following further feasibility work and review a decision on the Future of the complex was taken by Executive in October 2015. Approval was granted for detailed project development work to secure the future of the Guildhall as a serviced office venue; with virtual office and business club facilities, maximising the benefits of the different spaces within the complex, its heritage appeal, and also ensuring ongoing council use and public access in a mixed use development.</p>	
<b>Current status</b>	
<b>GREEN</b>	
<p>The project remains on track with all approvals now in place for delivery</p> <ul style="list-style-type: none"> <li>• Planning and LBC approvals granted 16 Feb 17</li> <li>• Executive approval for scheme delivery 16 Mar 2017</li> <li>• Full Council approval of budget requirement 30 Mar 2017</li> <li>• Grant Agreement letter signed with WYCA 7 Apr 2017 securing £2.347m of LGF funding from LCR LEP to support project delivery</li> <li>• SQ live on 7 Apr 17 seeking contractors to deliver scheme</li> <li>• Bidder day 26 Apr 17 - giving contractors the opportunity to visit / view the site</li> <li>• SQ closes 9 May 17</li> <li>• Design Team are preparing RIBA stage 4 detail design documentation to meet agreed procurement timetable - final ITT documentation on target for completion 17 May 17</li> <li>• Marketing of Restaurant unit by Cushman Wakefield in progress to secure best offers.</li> <li>• Arrangements for operation / management of the business club / serviced office offer by CYC now in development with FM working group engaged with Design team</li> <li>• Cross Party member working group to be established to agree Management Plan for Common Hall Yard and Civic / Council uses</li> <li>• Proposals for Construction project management using CYC framework to be confirmed by 31 May 17</li> </ul>	

- Party Wall Surveyor to secure agreements with neighbours to be in place by 31 May 17

### Future outlook

- SQ deadline (for the selection of a main contractor) 9 May 17
- Assessment of submission and selection of ITT shortlist 10 May - 22 May 17
- Design Team completion of ITT package by 17 May 17
- confirmation of ITT shortlist 23 May 17
- Formal issue of ITT information to agreed contractor shortlist 24 May
- Preparation and issue of RFQ for Party Wall surveyor services by 5 May
- Preparation and issue of Construction project manager requirements spec to AECOM through CYC framework by 5 May
- Establish cross party member working group to consider Guildhall management plan
- Establish FM working group to develop CYC operational proposals
- Agree final arrangements for securing bets and final offers on restaurant unit

### Key risks

<b>Risk (brief description/ consequence)</b>	<b>Control/action</b>	<b>Gross</b>	<b>Net</b>
Capital costs increase/exceed budget  Costs of scheme exceed current budget estimate as scheme is developed in detail.  Project becomes unaffordable	Project team approach - early contractor involvement - value engineering workshops	23	19
Insufficient revenue income to repay borrowing  Gap between cost of repaying borrowing and income from lease/rental exceeds agreed limit.  Project is unviable or	Soft market testing  Robust marketing - selection and assessment process  LGF funding application for 'gap funding' to secure delivery of LCR SPE	23	19

requires additional council revenue to underwrite borrowing costs.	objectives in partnership with CYC		
<p>Failure to secure pre-let on restaurant unit at appropriate value</p> <ul style="list-style-type: none"> <li>• No offers at expected value</li> <li>• Failure to agree heads of terms</li> </ul> <p>Project is unviable/too risky</p>	<p>Soft market testing</p> <p>Robust marketing - selection and assessment process, may require re-marketing</p>	23	18
<b>Reports to</b>	Executive, CSMC, project board		
<b>Exec member</b>	Portfolio of the Executive Member for Finance and Performance		
<b>Director responsible</b>	Ian Floyd, Director of Customer and Corporate Services		
<b>Dependencies</b>	Local plan		
<b>Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)</b>	<p>Executive October 2015  <a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8842&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8842&amp;Ver=4</a>  Scrutiny – 13 June 2016  <a href="http://modgov.york.gov.uk/ieListDocuments.aspx?CId=144&amp;MId=9420&amp;Ver=4">http://modgov.york.gov.uk/ieListDocuments.aspx?CId=144&amp;MId=9420&amp;Ver=4</a>  Exec – 14 July 2016  <a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=9303&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=9303&amp;Ver=4</a></p> <p>Planning application links</p> <p>16/01971/FULM   Alterations and refurbishment of Guildhall complex to create conference rooms, meeting rooms and offices, refurbishment and part rebuild of existing south range to provide cafe and ancillary accommodation, and erection of extension on north side of complex to form restaurant and office accommodation   The Guildhall Coney Street York YO1 9QN</p> <p><a href="https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;k">https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;k</a></p>		

[eyVal=OCD5KESJMZK00](#)

16/01972/LBC | Alterations and refurbishment of Guildhall complex to create conference rooms, meeting rooms and offices, refurbishment and part rebuild of existing south range to provide cafe and ancillary accommodation, and erection of extension on north side of complex to form restaurant and office accommodation | The Guildhall Coney Street York YO1 9QN

<https://planningaccess.york.gov.uk/online-applications/applicationDetails.do?activeTab=summary&eyVal=OCD5LDSJMZL00>

Executive March 2017

<http://democracy.york.gov.uk/documents/s113442/Development%20of%20the%20Guildhall%20Complex.pdf>



<b>Project title</b>	Local plan
<b>Reporting period</b>	April 2017
<b>Description</b>	
<p>The 'Local Plan' is a citywide plan which sets the overall planning vision and the spatial land use strategy for the city. It provides a portfolio of both housing and employments sites for at least a 15 year period and will set the Green Belt boundaries for York. In addition it incorporates both policies and approaches to set the context for development management decisions. Effectively, it sets out the opportunities and policies on what will or will not be permitted and where, including new homes and businesses.</p> <p>The Local Plan must be accompanied by an infrastructure delivery plan setting out the Council's approach to strategic infrastructure and its funding. All housing and employments sites included must be viable and deliverable this is directly linked to future approaches to planning gain i.e. CiL and S106.</p> <p>In response to both the Council resolution in autumn 2014, and the changed national and local context, officers have initiated or a series of work streams to inform the next stages of plan production. This relates to housing need, economic growth and the related need for employment land, and detailed site assessments.</p> <p>The production of the plan has to be in accordance with statute and national guidance. This includes a legal requirement to work with neighbouring authorities. It also means that the plan must be subject to Sustainability and Environmental Assessments. It will also ultimately be subject to an independent examination by a government inspector.</p>	
<b>Current status</b>	
<p><b>AMBER</b></p> <p>The Local Plan was reported to the Local Plan Working Group and Executive in June 2016. The purpose of the reports was to ask Members to approve the publication of a document entitled 'Local Plan – Preferred Sites 2016' for consultation. It draws on the previous stages of consultation and technical work undertaken to support the plan. Its purpose is to allow the public and other interested parties to comment on additional work relating to</p>	

housing and employment land need and supply.

In addition to the 'Local Plan – Preferred Sites 2016' several technical documents were also made available during the consultation which comprised:

- Strategic Housing Market Assessment (2016)
- Employment Land Review (2016)
- Windfall Analysis Technical Paper (2016)
- Sustainability Appraisal

Following approval of Executive, consultation took place starting in July through to 12 September. This has included exhibitions, drop in sessions, attendance and dialogue with stakeholders.

Following the consultation the Ministry of Defence (MOD) announced on the 7 November that they would be disposing of a number of military sites across the country as part of their Strategy – A better Defence Estate (MOD, 7 November 2016).

Reports have been considered by both the Local Plan Working Group and Executive in December and January to provide an update on the Local Plan.

### **Future outlook**

As highlighted in the reports to LPWG and Executive to incorporate the MOD sites into the plan will require further public consultation. This will allow the opportunity for consultation with the appropriate groups including the Parish Councils, statutory consultees and members of the public and will be carried out in conformity with the Council's Statement of Community Involvement (SCI).

In addition officers will need to undertake further work relating to the MOD sites. This work will be considered in conjunction with the analysis of all consultation responses and the update to the SHMA. Ultimately this will lead to the development of a draft portfolio of sites. As part of this work it is important that all sites have been subject to appropriate consultation i.e. for new sites that haven't been previously publicised for comments an additional sites consultation will be required before progressing to the Publication Stage. The form of any consultation will need to be the subject of future legal advice.

It is anticipated that the work outlined to evaluate new sites and to undertake an additional sites consultation prior to reaching publication stage will add around 6 months to the Local Plan timetable and require an adjustment of its key milestones. A further report will be brought back to members highlighting the implications to the Local Development Scheme (LDS), including any budget implications.

**Key risks**

<b>Risk (brief description/ consequence)</b>	<b>Control/action</b>	<b>Gross</b>	<b>Net</b>
Unable to steer, promote or restrict development across its administrative area	Work to approve LDS continuing to develop a strong evidence base.	19	18
The potential damage to the Council's image and reputation if a development plan is not adopted in an appropriate timeframe	Work to approve LDS continuing to develop a strong evidence base.	19	18
Risks arising from failure to comply with the laws and regulations relating to Planning and the SA and Strategic Environmental Assessment processes and not exercising local control of developments, increased potential to lose appeals on sites which may not be the Council's preferred development options	Procure appropriate legal and technical advice to evaluate risk as the plan progresses.	19	18
Financial risk associated with the Council's ability to utilize planning gain and deliver strategic infrastructure	Develop Local Plan policies linked to planning gain, undertake viability and deliverability work and progress CIL.	19	18
The Government has stated its intention to remove the New Homes Bonus in the case of an authority that has not submitted its Local Plan by early 2017.	Work to approve LDS continuing to develop a strong evidence base.	19	18

<b>Reports to</b>	Executive, Local Plan Working Group
<b>Exec member</b>	<p>Cllr. Ian Gillies is Executive Member</p> <p>Cllr. David Carr and Cllr. Keith Aspden are responsible for leading the process</p> <p>Cllr Nigel Ayre chairs LPWG</p>
<b>Director responsible</b>	Neil Ferris, Corporate Director Economy and Place
<b>Dependencies</b>	Deliverability of York Central
<b>Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)</b>	<p>Executive July 2015</p> <p><a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8840&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8840&amp;Ver=4</a></p> <p>Document</p> <p><a href="http://democracy.york.gov.uk/documents/s98802/Report.pdf">http://democracy.york.gov.uk/documents/s98802/Report.pdf</a></p> <p>Executive May 2016</p> <p>City of York Local Plan – Preferred Sites Consultation</p> <p><a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=9191&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=9191&amp;Ver=4</a></p> <p>Document</p> <p><a href="http://democracy.york.gov.uk/documents/s106782/Final%20report%20for%20Executive%2022.06.16.pdf">http://democracy.york.gov.uk/documents/s106782/Final%20report%20for%20Executive%2022.06.16.pdf</a></p> <p>Executive January 2017</p> <p>Update on Local plan</p> <p><a href="http://democracy.york.gov.uk/documents/s112269/City%20of%20York%20Local%20Plan%20Update.pdf">http://democracy.york.gov.uk/documents/s112269/City%20of%20York%20Local%20Plan%20Update.pdf</a></p>

<b>Project title</b>	Outer Ring Road (A1237)		
<b>Description</b>	<p>This project increases the capacity of 7 roundabouts on the ring road to reduce orbital and radial journey times. Upgrades would be to a similar standard to the A59 and A19 roundabouts with 3 lane approaches and 2 lane exits on the A1237. The enhancements will be designed to accommodate future dualling where possible.</p>		
<b>Current status</b>	<p><b>AMBER</b></p> <ul style="list-style-type: none"> <li>• Recruitment of Major Transport Projects Manager completed.</li> <li>• Recruitment of additional Project Management staff in progress.</li> <li>• Restart of the project in earnest.</li> <li>• Meetings with WYCA, Designers and colleagues.</li> <li>• Setting up systems and procedures.</li> </ul>		
<b>Future outlook</b>	<ul style="list-style-type: none"> <li>• Evaluation and appointment of Property Surveyors for the acquisition of land. - Completed</li> <li>• Consultants, Pell Frischmann, to commence work on engineering design and organise ground investigation and environmental surveys.</li> <li>• Property Surveyors to visit landowners to establish appetite for selling land under private agreement or CPO.</li> <li>• Continue to develop systems and procedures for the project.</li> <li>• Draft Delivery Principles Report for July Executive.</li> <li>• Establish Project Governance.</li> </ul>		
<b>Key risks</b>			
<b>Risk (brief description/ consequence)</b>	<b>Control/action</b>	<b>Gross</b>	<b>Net</b>
Planning consent not granted/ The most complex roundabouts can not progress	Ensure necessary preparatory survey and consultation work is undertaken	23	18
Economic Evaluation/Traffic Modelling – confirmation of the traffic modelling is dependent on agreement	Work with Local plan team in order to mitigate the risk.	19	13

of the land/unit allocations in the proposed York Local Plan being agreed in a timely manner.			
Land not available/ project can not be progressed without the necessary land outside of the public highway boundary.	Ensure the necessary land acquisition and CPO processes are progressed	19	13
<b>Reports to</b>	Transport board		
<b>Exec member</b>	Cllr. Ian Gillies		
<b>Director responsible</b>	Neil Ferris, Corporate Director Economy and Place		
<b>Dependencies</b>	LTP3, Local plan		
<b>Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)</b>	West Yorkshire Transport Fund – 24 November 2016		

<b>Project title</b>	York Central
<b>Reporting period</b>	March 2017
<b>Description</b>	
<p>York Central is a key strategic development site for economic growth and housing delivery for the city. The majority of the land is in the ownership of Network Rail and the National Railway Museum. CYC have a role to play in de-risking the site and accelerating delivery with public sector partners. In recent months, the site and the opportunity it presents have been positioned at all levels of Government as a priority site for support to enable delivery of locally-led regeneration and development schemes.</p>	
<b>Current status</b>	
<p><b>AMBER</b></p> <p>There has been significant progress on Masterplanning which will continue over the spring period. Partnership arrangements between the land owners and infrastructure funding are progressing to ensure a credible delivery route for York Central. It is anticipated that member decisions will be sort in June 2017 for CYCs involvement in both masterplan consultation and formal partnership arrangements.</p> <p>Land acquisition is nearing completion.</p> <p>Legal agreements with WYCA expected to be signed before the end of April this will allow WYCA funds to be drawn down and the infrastructure in the masterplan can be delivered. This will feature in the June Executive paper.</p> <p>Anticipated that in the first quarter of 2017/2018 meeting of the LEP Enterprise Zone (EZ) board will have taken place. This board is a requirement of the MoU with DCLG in respect of the EZ and its purpose is to support the successful delivery of the commercial element of York Central.</p> <p>The recent decision by Executive to enter into an MoU with HCA for a strategic partnership for accelerated housing delivery is expected to be concluded in 1st quarter 2017 this will compliment YC's Housing Zone status.</p>	

<b>Future outlook</b>			
Legal agreements with WYCA to be signed LEP EZ board to take place MoU with HCA for accelerated Housing delivery.			
<b>Key risks</b>			
<b>Risk (brief description/ consequence)</b>	<b>Control/action</b>	<b>Gross</b>	<b>Net</b>
Partnership with NR and NRM breaks down leading to failure to unlock site	Establish a senior level Board and formalise via a Memorandum of Understanding with development of the site delivered under the terms of a proposed partnership agreement.	23	23
Inability to attract finance/ investment in sufficient quantity at acceptable levels of risk and return	Early market testing, as well as market viability work, to confirm level of interest.	23	19
Failure to agree satisfactory repayment mechanism for partners	Engage specialist advisors to work on the financial model.	23	19
<b>Reports to</b>	Executive, Economic Development and Transport Policy and Scrutiny Committee, Project steering group		
<b>Exec member</b>	Cllr David Carr and Cllr Keith Aspden		
<b>Director responsible</b>	Neil Ferris, Corporate Director Economy and Place		
<b>Dependencies</b>	Local Plan Policy, City Transport Policy		
<b>Link to paper if it has been to another member meeting (e.g. executive, council, a scrutiny committee)</b>	<p>Executive December 2015</p> <p><a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8844&amp;Ver=4">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&amp;MId=8844&amp;Ver=4</a></p> <p>Document</p> <p><a href="http://democracy.york.gov.uk/documents/s101740/York%20Central%20Exec%20December%202015%20Final.pdf">http://democracy.york.gov.uk/documents/s101740/York%20Central%20Exec%20December%202015%20Final.pdf</a></p> <p>Member update – May 2016</p> <p>Executive July 2016</p> <p><a href="http://democracy.york.gov.uk/ieListDocuments.aspx?CId=">http://democracy.york.gov.uk/ieListDocuments.aspx?CId=</a></p>		



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Document

<http://democracy.york.gov.uk/documents/s107107/York%20Central%20Exec%20July%202016%20final.pdf>

Executive November 2016

Consultation on access options

<http://democracy.york.gov.uk/documents/s110389/York%20Central%20Exec%20Nov%202016%20Consultation%20on%20access%20options%20V7.pdf>

Third party acquisitions

<http://democracy.york.gov.uk/documents/s110392/York%20Central%20-%20Third%20Party%20Acquisition%20November%2016%20v7.pdf>