

## **Appendix 3**

# **3 CITIES & 3 COUNTIES NEW GROWTH POINT**

## **PARTNERSHIP FOR GROWTH PROGRAMME OF DEVELOPMENT 2006-2026**

*(based on the Draft Regional Spatial Strategy for the East Midlands)*

**and indicative investment priorities for 2008-2011**

VERSION 3.1

1<sup>st</sup> October 2007

FINAL SUBMISSION TO CLG

# STATUS OF THIS DOCUMENT

This Programme of Development is an initial statement of the sustainable growth ambitions of the 3 Cities & 3 Counties Partnership for Growth, **based on the proposals included in the Draft Regional Spatial Strategy (RSS) for the East Midlands**. It will develop further as the RSS takes final shape, as our response to the Housing Green Paper emerges, and in the light of further guidance following the publication of the Sub-National Review of Economic Development and Regeneration.

This Programme of Development is therefore **a living document** which will change as more detail emerges, for example the Panel's report to the Secretary of State on suggested changes to the draft RSS; which in turn will inform the emerging Local Development Frameworks. We shall update it as the RSS moves towards adoption.

This Programme shows how local partners will deliver the growth proposed for the 3 Cities Sub-area by the draft RSS and emerging Local Development Frameworks; responding to the challenges of housing growth and actively planning the communities of the future. It demonstrates the added value of our collaboration in efficiencies of scale and cross border working. In the coming year our Partnership will further strengthen its joint working and knowledge sharing – particularly in ensuring sustainable growth.

Our local leaders are united in wanting to help people find the right home, shape our cities and towns to be places where people want to live and work, and tackle climate change. New Growth Points funding will provide additional resources to help us deliver the growth as sustainably as possible.

The Appendices to this document contain the first attempt to codify this growth into a programme of investment in infrastructure and public intervention to ensure that new housing comes forward in the numbers and variety required to meet our identified and expected housing needs.

A Report on the first year's activities will be issued in April 2008.

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## Appendices (separate documents)

- A1. The Derby HMA and draft Housing Trajectory
- A2. The Leicester and Leicestershire HMA and draft Housing Trajectory
- A3. The Nottingham Core HMA and draft Housing Trajectory
- A4. Strategic Green Infrastructure
- A5. The principles behind our programme

## Summary

The 3 Cities & 3 Counties is the largest and most complex of the 29 New Growth Points in England, currently offering some 19% of the expected national total of new homes over the lifetime of the programme. It aims to deliver at least 81,500 new homes in the period 2006-2016, and the same again in the period 2016-2026, an increase of some 26% over the 2003 baseline.

In 2008-11, our Partnership for Growth seeks support to deliver 29,533 new homes – 6,263 in the Derby PUA; 17,736 in the Leicester and Leicestershire HMA; and 5,534 in the Nottingham PUA.

The breakdown proposed in the draft Regional Spatial Strategy (RSS) for the 25 year period 2001-2026, by Housing Market Area (HMA), is:

Housing Market Area	Average Annual Build Rate	Total Dwelling Provision 2001- 2026	(of which the planned PUA share is:)
Derby HMA	1,770	44,250	24,500
Leicester & Leicestershire HMA	3,780	94,500	44,000
Nottingham Core HMA	2,490	62,250 <sup>1</sup>	46,000
Total	8,040	201,000	114,500

The draft RSS has now undergone its Examination in Public (22<sup>nd</sup> May to 19<sup>th</sup> July 2007) and the Panel's recommendations will shape the Adopted RSS, to be approved by the Secretary of State in 2008. The figures above are draft figures and therefore likely to change as a result of the Panel Report and Secretary of State's involvement. The figures in the Adopted RSS will inform the Local Development Frameworks to be adopted by each of the 17<sup>2</sup> Local Planning Authorities and 3 County Councils.

We intend to deliver our Partnership for Growth with Government in line with the "Urban Concentration and Regeneration" strategy, and the vision expressed in the draft sub-regional spatial strategy:

<sup>1</sup> Likely to increase to at least 64,750 – see appendix 3

<sup>2</sup> Nottingham Core HMA includes the 4 Hucknall wards of Ashfield District Council

***The Three Cities Sub-area will be an area where the principles of sustainability are implemented through new development and regeneration. This will involve the significant strengthening of the complementary roles of the 3 Principal Urban Areas by providing new jobs, homes, services, community facilities and green and environmental infrastructure in and around them. The role of Sub-Regional Centres will be maintained through appropriate development, and the needs of other settlements requiring regeneration will be met in a sustainable way. Natural and cultural assets will be protected and enhanced.***

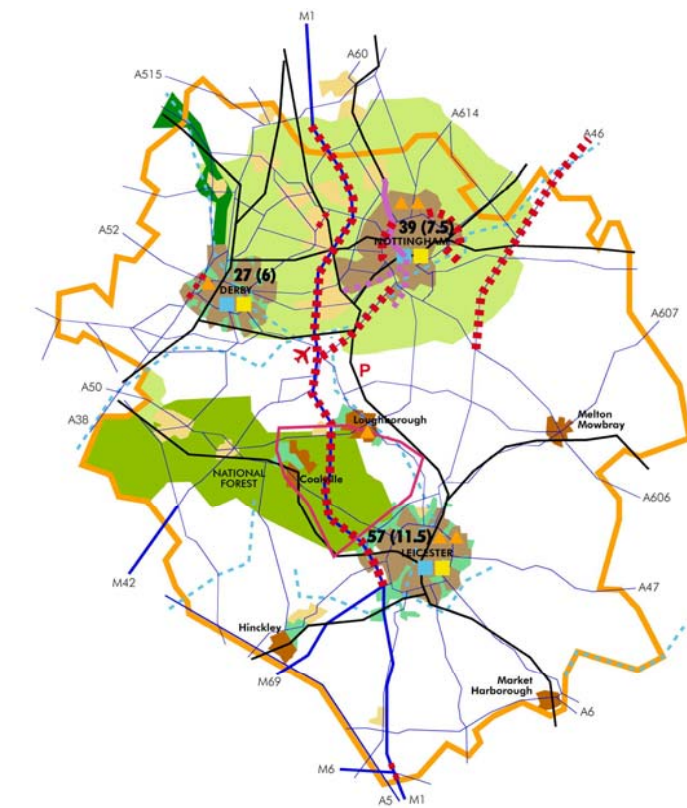
We are also mindful of Government's 4 Principles for Partnership for Growth:

- Early delivery of housing
- Ensuring sustainable growth
- Infrastructure and services keeping pace with growth
- Delivery support

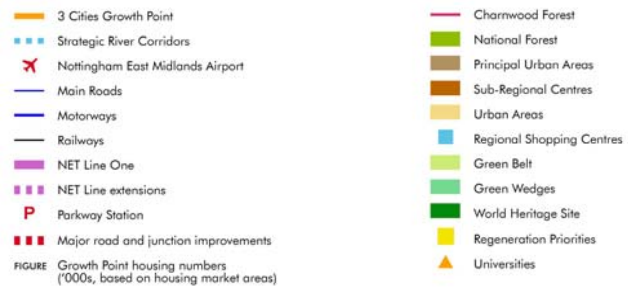
## Timelines

Area of activity	2006-2008	2008-2011	2011-2014	2014-2016	2016-2026
Strategic intent	Mainly business as usual, market led development on existing allocations.  Public interventions already taking effect on successfully delivering URC Masterplan objectives, and greatly improved partnership working between public sector partners.	Market continues to deliver current commitment but we seek higher standards.  Much more public intervention to address market failure.  Development of plan-led core strategies and Masterplans.	Switch to plan-led development, use of phased release to direct market.  Use of publicly funded infrastructure to tackle remaining market failure, bring into public ownership if necessary	Development is either in masterplanned sustainable sites or urban intensification in windfall sites – but all to the highest standards	Growth is self-sustaining to the highest standards.  Completion of planned growth locations.  Public investment priorities shift to the retrofitting of existing housing stock to:
Derby HMA	Where opportunity arises, best practice encouraged.	Concentrate on delivering further strategic brownfield housing sites, mainly in Derby Cityscape city centre areas	Continue momentum within Derby City but invest in Amber Valley and South Derbyshire PUA extensions	Derby City sites completed and Amber Valley and South Derbyshire PUA extensions taking shape	<ul style="list-style-type: none"> <li>•achieve zero carbon standards where possible</li> <li>•tackle problems caused by poor original design or construction</li> <li>•achieve higher densities by better land use</li> <li>•make better distinction between private and public realm to design out crime</li> </ul>
Leicester HMA	Begin building financial framework for “shared endeavour” and creating delivery vehicles  Starting to set joint targets across all 17 Local Planning Authorities – for example the required proportion of affordable homes	Concentrate on delivering further Leicester City regeneration schemes and starting Ashton Green  Masterplan the 5 new growth locations for an early start post 2011 (where possible)	Ashton Green continues and two PUA extensions start infrastructure construction, as do three growth locations outside the PUA	Leicester City sites completed and five growth locations come on stream to deliver housing at maximum rates (West of Leicester may be post 2016)	
Nottingham Core HMA	Work starts to plan infrastructure improvements in preparation for the new growth locations, so that they can come on stream in 2011-2014	Concentrate on further delivering Nottingham Regeneration Ltd schemes in Waterside, Eastside and Southside, continue neighbourhood transformation at Stonebridge	Brownfield opportunities at Gedling Colliery and Stanton Ironworks, neighbourhood transformation	Exemplar sustainable urban extensions at sites to be determined, continued neighbourhood transformation	

Area of activity	2006-2008	2008-2011	2011-2014	2014-2016	2016-2026
Zero carbon (Code for Sustainable Homes)	Seek exemplar schemes, include the Code in emerging LDFs	Deliver (with EP) exemplar schemes in all three HMAs. Enforce minimum Level 3 for post-2009 completions. Climate Change included in all Local Development Frameworks	Enforce Level 4 in all new approvals where completion date is 2013 or after	Enforce Level 6 (zero carbon) in all new approvals where completion is 2016 or after	Use technology to further reduce carbon footprint of all existing stock
Sustainable transport	Develop “big ideas” for sustainable transport to transform behaviour and achieve real modal switch	East Midlands Parkway station, more Park & Ride schemes implemented, Derby Mick / Mack express busway	Nottingham NET tram Phase 2 under construction, more light rail development work 2011-16 LTPs to be much more ambitious and seek substantial DfT TIF investment	NET 2 trams running after 2013	Nottingham NET tram Phase 3 under construction. Transformation of LTPs with TIF investment
Community Building	Finalise “Safer and Stronger Communities” sections of Local Strategic Partnership Sustainable Community Strategies and negotiate Local Area Agreement outcomes with GOEM	Capital and revenue programmes include social and community infrastructure and people-centred social capital projects. Stronger Communities becomes mainstream activity.	As plan-led development creates new communities, enhanced role for voluntary and community sector in building social capital	Most new developments now beginning construction – social and community infrastructure provided early on, and revenue support to voluntary and community sector to build communities in these developments	New developments reach peak of construction, continued intensive voluntary and community sector intervention to make them work as communities of people
Capacity to deliver	Beginning to improve working with the private sector to raise standards and capacity to deliver sustainable construction	Local partnerships are extended and built up, use of shared posts to spread skills and increase capacity. Housing & Planning Delivery Grant begins to support plan-led development. NGP funding supports early completion of studies, design codes and growth-location Masterplans to ensure sustainable growth. Work with private sector to improve sustainable construction skills and encourage modern methods of construction. Streamlined and focused delivery vehicles are developed to implement the Masterplans.			
Eco-communities / Eco-Towns	Prepare Ashton Green and Ozone eco-community schemes, examine other possibilities	Begin delivery of Ashton Green and Ozone; feasibility studies and Masterplanning for other potential sites	Ashton Green and Ozone at peak construction, other sites begin infrastructure work	? depending on whether new Eco-Town settlement location comes forward	
Green Infrastructure	Map Green Infrastructure supply and demand, and plan for delivery	Finalise mapping and planning, delivery phase 1 – the known GI needs on sites already identified	Delivery of phase 2 – the strategic GI needs of the newly allocated growth locations	Delivery of phase 3 – the local GI needs of growth locations	Continued investment to improve strategic links and biodiversity



# Potential Growth Opportunities Map KEY DIAGRAM





# Housing Provision Trajectories

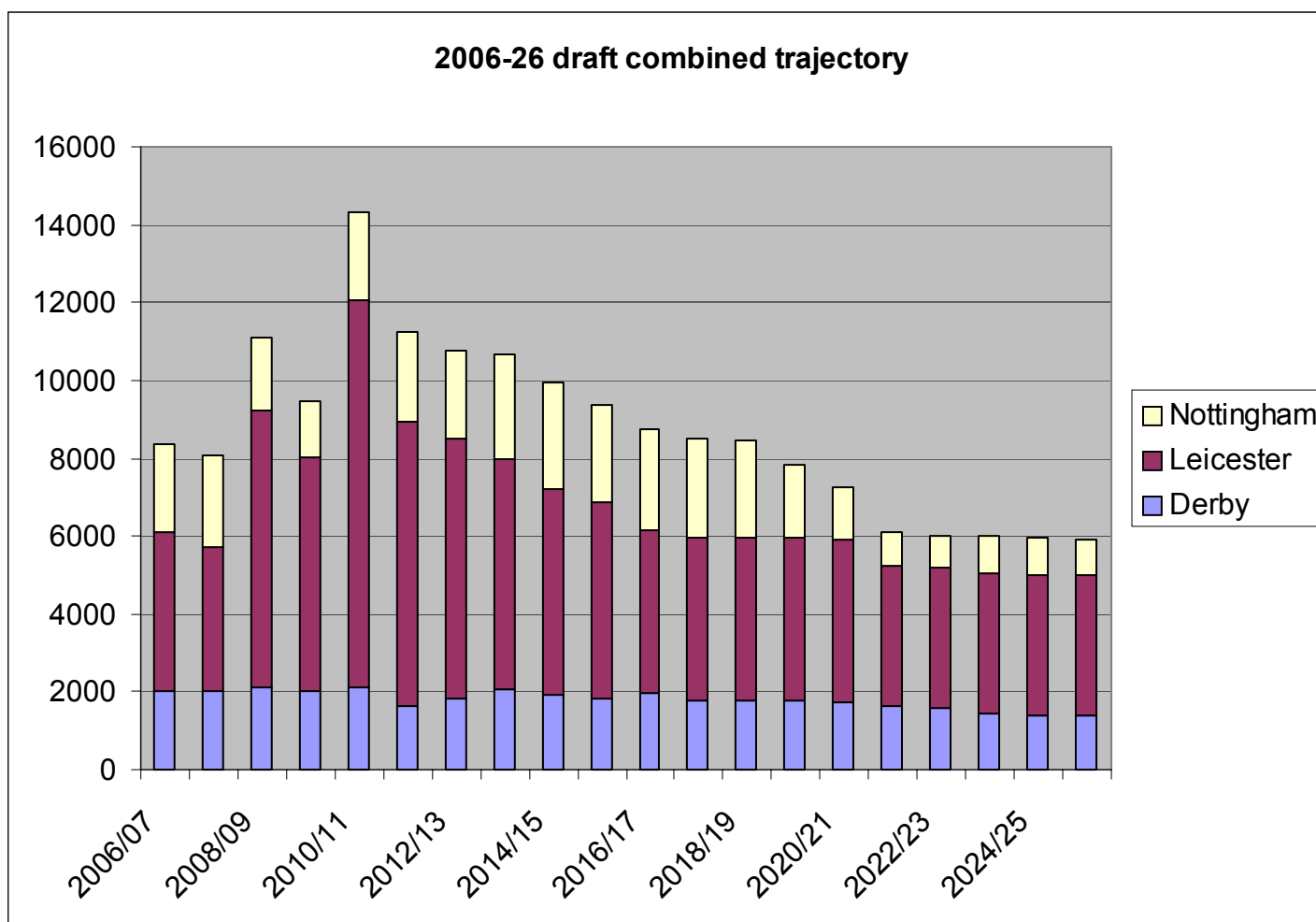
## **Based on the proposals in the Draft RSS and therefore subject to amendment**

### 1.1 Overall Summary

- 1.1.1 The average annual build rate proposed for the 3 Cities sub-area by the draft RSS is 8,040 new homes each year from 2001 to 2026. This is an increase of some 23% on the 2003 baseline, and an even greater proportionate increase on the number of homes actually constructed in past years.
- 1.1.2 The average needs to be maintained over the period, but can be monitored and managed to ensure delivery of the required number of homes. In the early years we shall concentrate on delivering homes on sites which are already allocated, but where there has been market failure to build them. By 2010 we shall have adopted Local Development Frameworks allocating land for at least 165,000 homes and will have released sites for 60,000.
- 1.1.3 Our 2011-14 Programme of Development will concentrate on opening up these sites and ensuring infrastructure and services keep pace with growth. By 2016 we expect to have provided at least 9,800 new homes in the Derby PUA, 18,400 in the Leicester PUA, and 17,800 in the Nottingham PUA.
- 1.1.4 Whilst the early focus of our New Growth Point – the “quick wins” - is the urban regeneration of the major settlements and bringing people back to live in or near to vibrant city centres, we recognise that the market will have to deliver the new homes and that the demand is for a great deal of choice in housing type, tenure and location. Our collaboration allows us to provide this choice at a regional level, and also permits the prioritisation of sustainable family housing in other parts of the cities, as opposed to the suburbs.
- 1.1.5 At a HMA level, a Strategic Housing Land Availability Assessment (SHLAA) has been carried out, funded by CLG, for each of the three Principal Urban Areas (PUAs). These give a baseline of the potential capacity of each PUA, but require further testing against the market reality of what developers and their backers will invest in, and where people will choose to live, through the Local Development Frameworks process. The Nottingham PUA is particularly complex, and further work has been commissioned to ensure that all options have been fully considered and appraised against the likelihood of coming forward through the market.

1.1.6 The 2004-based Household Projections table is in Appendix 5 section 3.1. The ONS population projections appear in Annex A to Appendix 5.

1.2 Combined housing trajectory graph



1.21 The combined trajectory graph is made up of the totals of the individual HMA trajectories, based on the housing numbers as proposed in the Draft RSS. It is therefore subject to change:

- It is distorted by the uncertainties around the timings of the required Sustainable Urban Extensions, which need to be allocated by the emerging Local Development Frameworks
- The dependence on Leicester Waterside and Leicester Abbey Meadows delivering substantial development in 2008-09 and 2010-11 makes the pace of growth appear uneven – in practice the trajectory will be smoother
- The peak of activity around 2011 reflects current estimates of the time required to get work started on major sites which have not yet had a planning application submitted, and again it may prove possible to bring some construction forward before 2011

### 1.3 Summary of key housing sites likely to deliver over 800 dwellings

1.3.1 Subject to the draft RSS and Local Development Frameworks, we expect the following major sites to provide housing growth:

Local Planning Authority	Site and likely capacity	Status ( <i>start means start contributing to housing completions</i> )
<b>Derby HMA</b>		
Derby City	Castleward – 1,200 dwellings	Allocated, Masterplanned, requires site assembly, likely start 2011
Derby City	Derbyshire Royal Infirmary – 850 dwellings	Allocated, Masterplanned, likely start 2012
Derby City	Friar Gate Goods Yard – 771 dwellings	Allocated, Masterplanned, likely start 2011
Derby City	Manor / Kingsway – 700 dwellings	English Partnerships, likely start 2009
Derby City	Ryknelde Road – 980 dwellings	On site, built out by 2016
Derby City	Osmaston Rolls Royce – 858 dwellings	Likely start 2013
South Derbyshire	Boulton Moor – 1,058 dwellings	Likely start 2009
South Derbyshire	Hilton Depot – 1,800 dwellings	In progress – 476 still to be completed
<b>Leicester &amp; Leicestershire HMA</b>		
Leicester City	Waterside – 3,500 dwellings	Allocated, in progress, to be built out by 2012
Leicester City	Abbey Meadows – 3,400 dwellings	Allocated, in progress, to be built out by 2015
Leicester City	St. George's North – 1,700 dwellings	Allocated, some progress, to be built out by 2016
Leicester City	Ashton Green exemplar community – 3,500 dwellings	Allocated, Masterplanned, likely start 2010

Leicester City	Hamilton – 2,000 dwellings	On site, being built out at a rate of 350 houses a year
Blaby	West of Leicester SUE – 3,750 dwellings	Not yet allocated – likely start 2016
Charnwood	Birstall Hallam Fields – 1,000 dwellings	On site, being built out at a rate of 100 houses a year
Charnwood	North of Leicester SUE – 4,375 dwellings	Not yet allocated – likely start 2011
Charnwood	Loughborough SUEs – 8,000 dwellings	Not yet allocated – likely start 2010
Hinckley & Bosworth	Hinckley SUE – 4,375 dwellings	Not yet allocated – likely start 2013
Melton	Melton SUE – 1,500 dwellings	Partly allocated – likely start 2010
North West Leicestershire	Coalville SUE – 4,375 dwellings	Not yet allocated – likely start 2011
<b>Nottingham Core HMA</b>		
Nottingham City	Southside	Allocated, Masterplanned,
Nottingham City	Eastside	Allocated, Masterplanned,
Nottingham City	Waterside	Allocated, Masterplanned,
To be decided	Sustainable urban extension of up to 5,000 dwellings	Subject to Local Development Framework process
Gedling	Gedling Colliery – 1,100 dwellings	Emda, likely start 2011

## Governance and delivery mechanisms for economic and housing growth in the 3 Cities sub-area

- 2.1 The top level governance is provided by the six Leaders of the Principal Authorities<sup>3</sup>, meeting regularly with the Regional Director of Government Office East Midlands and the Chief Executive of the East Midlands Development Agency.
- 2.2 Programme delivery across the 3 Cities and 3 Counties (6Cs) is managed by the 6Cs Programme Board, which is chaired, on behalf of the six Leaders, by the Chief Executive of Leicester City Council. It comprises senior officers from each of the 6Cs and from GOEM, emda, and English Partnerships. It is supported by the 6Cs Project Manager who co-ordinates the day-to-day operations of the partnership.
- 2.3 Leicester City Council will act as the lead authority for the payment of grant to the 6Cs Partnership. The mechanism for determining the distribution of grant between the partners will be the 6Cs Programme Board, preparing a proposal for approval by the six Leaders. We intend top slicing the grant for agreed joint 6Cs projects (and 10% for Green Infrastructure) and setting a 'floor' allocation of 20% of the total for each HMA to deliver its own local priorities. The 6Cs Programme Board will then allocate the remainder (25-30%) using a prioritisation based on:
- Declaration by each HMA Programme Board of its shortlist in priority order (a shortlist based on no more than 30% of total actual grant allocation), and the deliverability of the projects
  - Contribution the HMA priority projects make to the joint outcomes
  - Availability of other funding sources and the need to use New Growth Point grant
  - Any offers to profile grant take-up (i.e. to receive more or less one year in exchange for compensating alterations in other years)

Joint 6Cs projects	Green Infrastructure topslice (10%)	Derby HMA floor allocation (20%)	Leicester & Leicestershire HMA floor allocation (20%)	Nottingham Core HMA floor allocation (20%)	6Cs Programme Board prioritised allocation to deliver joint Partnership outcomes (25-30%)
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<sup>3</sup> Derby City Council, Derbyshire County Council, Leicester City Council, Leicestershire County Council, Nottingham City Council and Nottinghamshire County Council

- 2.4 Each of the three City and County Housing Market Areas (HMA) has its own HMA Programme Board. Chaired by one of the two local members of the 6Cs Programme Board, it replicates the programme management function for the HMA, and provides project assurance to the 6Cs Programme Board. Its membership includes representation from the District and Borough Councils, the Urban Regeneration Company and other private, public and voluntary / community sector partners. It also reports to the Leaders of all of the local authorities in the HMA, who provide the local democratic leadership and direction.
- 2.5 The HMA Board will recommend to the HMA Leaders its programme for spending the HMA floor allocation, and its shortlist of further proposals for submission to the 6Cs Programme Board. They will give the local political approval and ownership. The HMA Board remains accountable to the 6Cs Board for delivery of the outcomes expected from the investment.
- 2.6 (It is intended that each HMA Programme Board will be supported by a HMA Co-ordinator, who will lead a small team to provide the required extra capacity<sup>4</sup> to deliver high quality sustainable growth. These proposals are outlined in Appendix 5 and shown as joint 6Cs projects in the summary table below. The staff providing this additional capacity will be a shared resource, hosted by one or more partners but serving all. Should we establish specialist delivery vehicles, the staff would move to fulfil their roles as part of these vehicles.)
- 2.7 Following approval by the local authority Leaders (who will have discussed them with their Local Strategic Partnerships) of the HMA and 6Cs funding priorities and investment plans drafted by the Programme Boards, Leicester City Council will passport NGP grant to the other partners for delivery.
- 2.8 Further details of governance and delivery arrangements are given in Appendix 5 chapter 2.

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<sup>4</sup> Outcomes from this extra capacity include feasibility studies, design codes, phasing of allocations for housing growth locations in Local Development Frameworks, development of growth location Masterplans, infrastructure delivery plans, sustainable transport plans, more pre-application discussions and faster determination of planning applications.

### 3 Cities & Counties Partnership for Growth priorities for 2008-2011

- 3.1 The appendices contain proposals for investment totalling some £xxxm – a substantial over-programming. Within these programmes, there are many funding packages that are necessarily incomplete. Some await the results of the Comprehensive Spending Review to see how Regional Funding Allocations and Local Authority Capital Programmes fare; some require feasibility studies and detailed costings to be prepared. The whole point of receiving a lump sum through the Single Capital Pot is that local partners can make more informed decisions, and support those projects which are most deliverable at the time.
- 3.2 **In terms of revenue support, partners agree that our shared priority is to greatly increase our capacity and get ahead of the game with the Local Development Frameworks.** This means supporting the Local Planning Authorities in making the correct choices about allocating new growth locations – ensuring that essential studies such as flood risk assessments, transport modelling, infrastructure requirements and water cycle studies are carried out in time to ensure that the allocations have a smooth passage through the consultation with statutory agencies.
- 3.3 The next stage of adopting the Local Development Frameworks is to ensure that they are popularly and politically acceptable and that growth is of the very best quality we can achieve. To do this requires the production of design statements, sustainability criteria, a Masterplan of each major growth location and the resulting costed list of infrastructure requirements / investment plan, which will demonstrate the expected developer contributions. Again, to get ahead of the game and achieve plan-led sustainable growth requires a step change in activity before any receipt of planning applications and the income stream they bring. We need extra resources to achieve this, and Housing and Planning Delivery Grant is most unlikely to cover these costs.
- 3.4 Our capital priorities are harder to define. **In each HMA there is an expectation that we will use capital grants to bring forward the existing Urban Regeneration Company intervention areas** – locations where there has been market failure, and where public intervention is beginning to transform our city centres. We believe that we can now deliver a step change in these intervention areas; we have been building up the momentum and interest from private sector developers, and the time is right to demonstrate our confidence by making substantial further investment in physical infrastructure to support housing developments.
- 3.5 The vexed question is which capital investment to make. Some sites are priorities, but are less deliverable than others. Those most in need of gap funding, or offering the greatest numbers, are often the most complex in terms of site assembly,

heritage or land remediation. Where there is no lead developer or submitted scheme to support, investment is often best directed at general schemes such as public open space<sup>5</sup> or public realm improvements which support developer confidence about final development values; and which therefore encourage the market to bring forward schemes which until now have not been considered financially viable. Public delivery of excellence in design and construction of these supporting schemes is also a key tool in requiring developers to achieve the same level of excellence throughout their developments.

- 3.6 Other interventions seek to alter the type or tenure of housing which the market is offering to construct. A key feature of each of the Urban Regeneration Company intervention areas is the need to tackle city flight – to bring families and mixed communities back into the inner cities, and make them once again great places to live. The market tells us that local provision of good schools, health centres, safe public areas and city centre supermarkets are all essential to making family housing sellable. Our programmes therefore contain a number of interventions to deliver these before development takes place, in order to encourage developers and their lenders to take a more positive view on the market for family housing in the schemes they bring to us for pre-application discussion.
- 3.7 We are all working with English Partnerships, the Housing Corporation, emda and blueprint to bring forward the Urban Regeneration Company intervention areas. Between us, we need to cover the entire funding package to bring these developments forward successfully. The City Councils are already contributing from their capital programmes and assets, and are prepared to continue to do so. Some gaps remain in funding packages for identified “quick wins”, and it is likely that we will wish to use some New Growth Point grant as gap funding to support the most deliverable schemes, or make our priority schemes happen.
- 3.8 Until we know what the Comprehensive Spending Review gives us in other funding sources, and what our New Growth Point grant will be, it is impossible to know which schemes will require highest priority support, and what outcomes the private sector will deliver for our investment. We shall of course continue our open dialogue with GOEM and CLG to discuss our options and priorities, and demonstrate the deliverability of our interventions.

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<sup>5</sup> e.g. the Bass Recreation Ground to support Derby Castleward, the Rally Park to support Leicester Waterside, and Victoria Embankment to support Nottingham Waterside



Table 3 – summary of financial support requested for joint 3 Cities and 3 Counties projects

Summary of 3 Cities & 3 Counties projects put forward for support from the CLG Housing and Growth Programmes Fund 2008-2011										
Capital Projects	2008-2009	2009-2010	2010-2011	Capital total	Revenue Projects	2008-2009	2009-2010	2010-2011	Revenue total	Grand Total
<b>3 Cities &amp; 3 Counties joint projects</b>										
Place making on HC schemes	£0.5m	£0.7m	£0.8m	£2m	6Cs co-ordinator	£55,000	£55,000	£0	£110,000	
Sustainable construction exemplar schemes (with EP)	£0.5m	£1m	£0.5m	£2m	3 x HMA co-ordinators	£150,000	£150,000	£150,000	£450,000	
					3 x strategic planners / LDF / Masterplanning shared posts	£150,000	£150,000	£150,000	£450,000	
					3 x development control / major schemes / pre-apps shared posts	£150,000	£150,000	£150,000	£450,000	
					3 x strategic transport planning (sustainable transport) shared posts	£150,000	£150,000	£150,000	£450,000	
					3 x operational sustainable transport delivery / green travel plans shared posts	£150,000	£150,000	£150,000	£450,000	
					3 x sustainable building delivery co-ordinators (strategic and operational)	£150,000	£150,000	£150,000	£450,000	
					3 x S. 106 experts	£150,000	£150,000	£150,000	£450,000	
					Zero carbon expertise fund	£100,000	£50,000	£50,000	£200,000	
					Design expertise fund	£50,000	£100,000	£50,000	£200,000	
					Legal (CPO) expertise fund	£50,000	£100,000	£50,000	£200,000	
					Archaeological, geological, ecological expertise fund	£50,000	£100,000	£50,000	£200,000	
					Legacy (sport and physical activity) champion	£50,000	£50,000	£50,000	£150,000	
					Sports, play and built leisure assessment and feasibility study	£40,000	£0	£0	£40,000	
					Sustainable construction skills projects (with City Growth Strategies and Cities Strategies)	£300,000	£500,000	£200,000	£1m	
<b>TOTALS</b>	<b>£1.0m</b>	<b>£1.7m</b>	<b>£1.3m</b>	<b>£4m</b>		<b>£1.745m</b>	<b>£2.005m</b>	<b>£1.500m</b>	<b>£5.29m</b>	<b>£9.29m</b>