

Decisions taken by Place, Regeneration and Housing Committee

DATE OF MEETING:	Thursday, 29 February 2024
-------------------------	----------------------------

CIRCULATION:	Members of the WYCA Overview & Scrutiny Committee
---------------------	---

Agenda Item No.	Subject/Title of Report	Decision(s)
7a	BHF Bradford Road Idle (Bradford)	<p>The Committee considered an appendix to the report which detailed the Bradford Road Idle scheme, aiming to remediate 0.4 hectares of brownfield land and construct 51 specialist senior living apartments in Idle, Bradford.</p> <p>Officers introduced the scheme, highlighting plans for 36 one-bedroom and 15 two-bedroom apartments with communal facilities and sustainable features. Photovoltaic panels will reduce emissions, and sustainable travel methods will be promoted. Approval was sought to progress through decision points 2 to 4, with a total scheme value of £10,783,362 and a funding recommendation of £341,500 from the West Yorkshire Combined Authority.</p> <p>Resolved:</p> <ul style="list-style-type: none"> i. That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved: ii. That The BHF Bradford Road Idle scheme was authorised to proceed through decision point 2 to 4 (business justification) and work comments on activity 5 (delivery). iii. The Combined Authority’s contribution of £341,500 to the scheme. The value being £10,783,362. iv. That the Combined Authority enter into a funding agreement with McCarthy Stone

		<p>Retirement Lifestyles Ltd. for expenditure of up to £341,500.</p> <p>v. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.</p>
7b	BHF Elland Town Hall (Calderdale)	<p>The Committee considered an appendix to the report which detailed the Elland Town Hall scheme involving the renovation and conversion of the Grade II listed former Elland Town Hall.</p> <p>Officers introduced the scheme, highlighting the scheme's aim to deliver 55 new rental apartments and refurbished commercial premises, enhancing the vibrancy of Elland Town Centre. The project, funded through the Brownfield Housing Fund, addresses housing shortages, particularly for single-person households. The value for money assessment yielded an acceptable ratio of 1:1. Approval was sought to proceed with a total scheme value of £7,243,000, of which £840,000 was recommended for funding by the Combined Authority.</p> <p>Resolved:</p> <p>i. That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p> <p>ii. That the BHF Elland Town Hall scheme proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>iii. The Combined Authority's contribution of £840,000 to the scheme. The value being £7,243,000.</p> <p>iv. That the Combined Authority enter into a funding agreement with Malik Group Holdings Ltd for expenditure of up to £840,000.</p> <p>v. That future approvals would be made in accordance with the assurance pathway</p>

		and approval route and tolerances outlined in the report.
7c	BHF Hough Top Court (Leeds)	<p>The Committee considered an appendix to the report which detailed the Hough Top Court scheme.</p> <p>Officers introduced the scheme, aiming to develop 82 affordable council homes on the former Hough Side High School site. Comprising various housing types, the scheme prioritised sustainability with cycle spaces, pedestrian cycle routes, air source heat pumps, and electric vehicle charging points. The scheme sought approval for phases 2 to 4 and a £1.64 million funding recommendation, the decision rested with the Committee under the delegated authority from the Combined Authority. Total scheme value was £22,404,738.</p> <p>Resolved:</p> <ul style="list-style-type: none"> i. That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved: ii. That the BHF Hough Top Court scheme was authorised to proceed through decision point 2-4 (business justification) and work commences on activity 5 (delivery). iii. The Combined Authority's contribution of £1,640,000 to the scheme. The total value being £22,404,738. iv. That the Combined Authority enter into a funding agreement with Leeds City Council for expenditure of up to £1,640,000. v. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.
7d	Kirkby Road (Oaklands) (Wakefield)	The Committee considered an appendix to the report which detailed the Kirkby Road (Oaklands) scheme.

		<p>Officers introduced the scheme which will deliver 128 homes, including two-bedroom houses, three-bedroom houses, four-bedroom houses, and two-bedroom bungalows, funded through the Brownfield Housing Fund. Energy-efficient materials, air source heat pumps, and electric vehicle charging points will be utilised.</p> <p>The development prioritises local employment, offering apprenticeships and accessibility to public transportation. Approval was sought to proceed with the full business case and commence delivery. The total scheme value was £39,271,576, with £1,257,484 funding recommended.</p> <p>Resolved:</p> <p>That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p> <ul style="list-style-type: none"> i. That the Kirkby Road (Oaklands) scheme was authorised to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery). ii. The Combined Authority’s contribution of £1,257,484 to the scheme. The total value being £39,271,576. iii. That the Combined Authority enter into a funding agreement with Saul Construction Limited for expenditure of up to £1,257,484. iv. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.
7e	BHF Leeds City Village Phase 1 (Leeds)	<p>The Committee considered an appendix to the report which detailed the Leeds City Village Phase 1 scheme.</p> <p>Officers introduced the scheme which aimed to deliver 591 residential dwellings, including 102 affordable housing units and 8,385 square feet of commercial space. It utilised efficient heating</p>

		<p>systems, electric vehicle charging points, and cycle spaces. Approval was sought to proceed with the full business case and commence delivery. The total scheme value was £200,330,000, with a funding recommendation of £7,667,000.</p> <p>Resolved:</p> <p>That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p> <ul style="list-style-type: none"> i. That the BHF Leeds City Village Phase 1 scheme was authorised to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery). ii. The Combined Authority’s contribution of £7,667,000 to the scheme. The total value being £200,330,000. iii. That the Combined Authority enter into a funding agreement with Tonia Cole Waterhouse (JV) Ltd for expenditure of up to £7,667,000. iv. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.
7f	BHF Middlecross Extra Care (Leeds)	<p>The Committee considered an appendix to the report which detailed the Middlecross Extra Care scheme.</p> <p>Officers introduced the scheme, aiming to develop 65 specialist affordable rented apartments for older individuals or those with care needs. The project included communal facilities and care provisions on-site. It prioritised low-carbon heating alternatives and high insulation standards.</p> <p>The scheme supported Leeds City Council's Housing Growth Programme and provided accommodation for various groups, including older people. Approval was sought to proceed with the business justification and commence delivery. The total scheme value was</p>

		<p>£19,472,238, with a funding recommendation of £1,300,000.</p> <p>Resolved:</p> <p>That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p> <ul style="list-style-type: none"> i. That the BHF Middlecross Extra Care scheme was authorised to proceed through decision point 2-4 (business justification) and work commences on activity 5 (delivery). ii. The Combined Authority’s contribution of £1,300,000 to the scheme. The total value being £19,472,238. iii. That the Combined Authority enter into a funding agreement with Leeds City Council for expenditure of up to £1,300,000. iv. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.
7g	BHF Parkwood Mills (Kirklees)	<p>The Committee considered an appendix to the report which detailed the Parkwood Mills scheme.</p> <p>Officers introduced the scheme, set to regenerate brownfield land in Huddersfield with 39 new homes. The development aimed to improve housing quality, reduce anti-social behaviour, and lower carbon emissions by retaining one existing mill. It prioritised recycled materials and met low energy standards. Approval was sought to proceed with the business justification and commence delivery. The total scheme value was £8,042,483, with a funding recommendation of £600,000.</p> <p>Resolved:</p> <p>That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p>

		<ul style="list-style-type: none"> i. That the BHF Parkwood Mills scheme was authorised to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery). ii. The Combined Authority's contribution of £600,000 to the scheme. The total value being £8,042,483. iii. The Combined Authority enter into a funding agreement with P J Livesey Living Space (North) Limited for expenditure of up to £600,000. iv. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.
7h	BHF Plane Street (Kirklees)	<p>The Committee considered an appendix to the report which detailed the Plane Street scheme.</p> <p>Officers introduced the scheme, aimed at developing 30 affordable rented homes in Kirklees, regenerating 1.86 acres of brownfield land. The project focused on a fabric-first approach, ensuring compliance with building regulations and achieving a 25% reduction in carbon emissions. Good transport links provided access to employment and education. Approval was sought to proceed with the business justification and commence delivery. The total scheme value was £8,917,379, with a funding recommendation of £450,000.</p> <p>Resolved:</p> <p>That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p> <ul style="list-style-type: none"> i. That the BHF Plane Street scheme was authorised to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery). ii. The Combined Authority's contribution of £450,000 to the scheme. The total value being £8,917,379.

		<ul style="list-style-type: none"> iii. That the Combined Authority enter into a funding agreement with Unity Housing Association for expenditure of up to £450,000. iv. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.
7i	BHF St Cecilia Street (Leeds)	<p>The Committee considered an appendix to the report which detailed the St Cecilia Street scheme.</p> <p>Officers introduced the scheme, set to develop 78 social rented apartments in Leeds, exceeding building regulations with low carbon systems and high insulation. Thirty percent of homes were designed for accessibility. Approval was sought to proceed with the full business case and commence delivery. The total scheme value was £17,889,004, with a funding recommendation of £1,250,000.</p> <p>Resolved:</p> <p>That, subject to the conditions set by the Portfolio Investment Panel, the Committee approved:</p> <ul style="list-style-type: none"> i. That the BHF St Cecilia Street scheme was authorised to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery). ii. The Combined Authority contribution of £1,250,000 to the scheme. The total value being £17,889,004. iii. That the Combined Authority enter into a funding agreement with Legal and General Affordable Homes (Development 3) Limited for expenditure of up to £1,250,000. iv. That future approvals would be made in accordance with the assurance pathway and approval route and tolerances outlined in the report.