

PLACE, REGENERATION AND HOUSING COMMITTEE

**MEETING TO BE HELD AT 11.00 AM ON THURSDAY, 29 FEBRUARY
2024
IN MEETING ROOM 1, WELLINGTON HOUSE, WELLINGTON STREET,
LEEDS LS1 2DE**

A G E N D A

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- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS**
- 3. EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC**
- 4. MINUTES OF THE MEETING HELD ON 26 OCTOBER 2023**
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- 5. CHAIR'S UPDATE**
- 6. MONITORING INDICATORS**
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- 7. PROJECT APPROVALS**
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- (a) **BHF BRADFORD ROAD IDLE (BRADFORD)**
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- 8. WEST YORKSHIRE HOUSING STRATEGY 2040**
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- 9. INTRODUCTION TO WEST YORKSHIRE INTEGRATED CARE BOARD AND LINKS TO HEALTH**
Lead Director: Sarah Eaton, Lead Officer: Jen Connolly

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- 10. DEMENTIA-READY HOUSING TASKFORCE UPDATE**
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- 12. DIGITAL BLUEPRINT DRAFT**
Lead Director: Liz Hunter, Lead Officer: Sophie Law

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For Information

13. DATE OF THE NEXT MEETING

Signed:

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**Chief Executive
West Yorkshire Combined Authority**

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**MINUTES OF THE MEETING OF THE
PLACE, REGENERATION AND HOUSING COMMITTEE
HELD ON THURSDAY, 26 OCTOBER 2023 AT MEETING ROOM 1,
WELLINGTON HOUSE, WELLINGTON STREET, LEEDS LS1 2DE**

Present:

Councillor Denise Jeffery (Chair)	Wakefield Council
Councillor Alex Ross-Shaw	Bradford Council
Councillor Scott Patient	Calderdale Council
Councillor Helen Hayden	Leeds City Council
Councillor Michael Graham	Wakefield Council
Councillor Ben Burton	York Council
Ben Aspinall	Private Sector Representative
Lisa Littlefair	Private Sector Representative
Stephen Moore	Private Sector Representative
Tamsin Hart Jones	Advisory Representative (Homes England)
Helen Lennon	Advisory Representative (LCR Housing Partnership)
Richard Butterfield	Advisory Representative (Historic England)

In attendance:

Liz Hunter	West Yorkshire Combined Authority
Hannah Andrew	West Yorkshire Combined Authority
Patrick Bowes	West Yorkshire Combined Authority
Alison Gillespie	West Yorkshire Combined Authority
Rebecca Greenwood	West Yorkshire Combined Authority
Myles Larrington	West Yorkshire Combined Authority

1. Apologies for Absence

Apologies for absence were received from Councillor Masood Ahmed (Bradford Council) and Advisory Representative, Cathy Elliott (West Yorkshire Integrated Care Board).

2. Declaration of Disposable Pecuniary Interests

There were no declarations of pecuniary interests at the meeting.

3. Exempt Information - Possible Exclusion of the Press and Public

There were no agenda items that required the exclusion of the public and press.

4. Minutes of the meeting held on 2 March 2023

Resolved: That the Minutes of the meeting of Place, Regeneration and Housing Committee held on 2 March 2023 were approved.

5. Minutes of the informal meeting held on 31 August 2023

Resolved: That members of the Committee noted the Minutes of the informal meeting of the Place, Regeneration and Housing Committee held on 31 August 2023.

6. Chair's Update

The Chair opened the meeting by stating that the Housing Accelerator Fund, which had been a follow-up item from the Housing Revenue Fund, was discussed at the Combined Authority meeting on October 12, 2023. She informed members that the Combined Authority had approved the programme, which was good news for the Committee.

7. Monitoring Indicators

The Committee considered a report of the Chief Operating Officer which advised members on the set of State of the Region indicators relevant to the Committee's mission, reflecting the outcomes it aims to improve, with updates provided when new data becomes available.

Officers introduced the report and explained that the indicators include health life expectancy, net additional dwellings, housing affordability, private sector rents, household energy efficiency, households in fuel poverty, gigabit-capable internet coverage, and mobile coverage. Healthy life expectancy in West Yorkshire is notably lower than the national average, with significant inequality in overall life expectancy within Leeds. Net additional dwellings saw a decline in 2020/21 due to the pandemic but increased in 2021/22, though still below the required housing target.

Housing affordability improved in 2022 but is expected to decline in 2023 due to rising interest rates. Private sector rents vary across local authorities but have been increasing rapidly. Energy efficiency ratings in West Yorkshire are below the national average, with variations among local authorities. Fuel poverty affects a significant portion of households in the region. Gigabit-capable internet coverage is progressing well, exceeding national averages, and mobile coverage is also above average, with Leeds having the highest coverage. These indicators provide valuable insights into West Yorkshire's socio-economic performance and areas that require attention and improvement.

Members made the following observations:

- A member expressed concern about the alarming issue of fuel poverty

and the slow progress of housing retrofit projects. She emphasised the need for strategic investment to address climate change implications and improve energy efficiency. The member also enquired about how to link data to social care and educational outcomes to assess the impact of the cost-of-living crisis more broadly. Officers responded by noting the difficulty of directly linking fuel poverty to specific outcomes but highlighted the importance of addressing deprivation in struggling districts compared to affluent areas. They emphasised the relationship between security, housing tenure, and the quality of housing stock. Efforts to incentivise developers to meet minimum housing standards were also mentioned. There was recognition of macroeconomic challenges related to retrofitting and their relevance to the broader goal of addressing affordable housing.

- A member discussed the specific challenges related to the age of the building stock, retrofitting issues, overcrowding, and tenure. He mentioned the publication of guidance on the Historic England website for homeowners available here: <https://historicengland.org.uk/advice/your-home/energy-efficiency/> and the need to address challenges within housing stock. The member also highlighted the existence of demonstrator projects across England focused on addressing retrofitting challenges. Officers responded that 23% of housing stock in West Yorkshire is pre-1919 and outlined the use of area-based schemes to test retrofitting for different property types, acknowledging the significant challenge and the diverse approaches to tackling this.

Resolved:

- i. That the Committee noted the contents of the report.
- ii. That the Committee noted the messages from the monitoring indicators.

8. Digital Blueprint Update

The Committee considered a report of the Director of Policing, Place and Environment which provided members with an update on the West Yorkshire Digital Blueprint.

The officers presented the report which sought the Committee's views on the emerging structure of the Blueprint. In 2019, the Leeds City region agreed on a Digital Framework with five outcomes aimed at boosting businesses, skills, the digital sector, digital infrastructure, and tech for good. However, due to various changes, the West Yorkshire Combined Authority now proposes a new Digital Blueprint to cover similar objectives and some new ones.

The digital economy plan is essential for the region, as it can improve productivity, reduce skills gaps, enhance connectivity, attract investment, and improve residents' lives. The strategy for the Digital Blueprint focuses on three 'horizontal' elements: 'Place,' 'People and Education,' and 'Business and Organizations.' Seven 'vertical' themes interwoven with these three horizontals include showcasing digital opportunities, making day-to-day life easier,

benefiting from advanced technologies, tackling digital exclusion, using data to connect West Yorkshire, tackling climate change, and working collaboratively with digital stakeholders in West Yorkshire.

A public consultation will commence in October to gauge public responses to elements that will be included in the Blueprint. The first draft of the Digital Blueprint will be presented at a future Committee meeting, aiming for a Summer 2024 approval.

Members made the following observations:

- A member expressed support for the comprehensive plan addressing connectivity gaps, particularly in rural areas. He highlighted the need for rapid progress to ensure that areas with poor connectivity were not left behind, especially in terms of education and competitiveness.
- A member raised concerns about the withdrawal of investment from City Fibre in Calderdale and questioned how the West Yorkshire Combined Authority (WYCA) can address this issue to support the expansion of broadband services.
- A member highlighted the challenge of identifying clear gaps in broadband connectivity. They mentioned that rural areas with poor connectivity will face difficulties accessing homes, schools, and businesses until 2030. The member expressed support for efforts to improve connectivity and focus on supporting investment in the market, particularly transitioning from copper to fiber infrastructure. They emphasised the need for public and private sector cooperation in achieving this outcome. The member also highlighted the importance of avoiding duplication and minimising overbuilding as the industry evolves.
- A member enquired about communication and collaboration between the Combined Authority and the industry, to which officers confirmed there were ongoing discussions with network providers.
- A member underscored the need to bridge the digital divide, particularly for areas lacking access to public transport. She mentions challenges related to data management, smart technology, artificial intelligence, cybersecurity, and the importance of upskilling the local workforce.
- A member highlighted the opportunity for digital infrastructure to complement broader digital initiatives, with a focus on inclusion and alignment with existing priorities.
- A member stressed the importance of making the network ubiquitous across West Yorkshire and investing in skills development, from schools to advanced AI usage.
- A member advocated for open-sourced data and involvement of universities in data incubation, to promote accessibility and innovation.

- A member emphasised the need to inspire ambition, especially in schools, to prepare young people for new roles and opportunities in the digital age.
- A member suggested the need to use effective communication, especially to those with concerns about new technologies. She emphasised the importance of highlighting the benefits and addressing potential harms of advancements like artificial intelligence.

Resolved:

- i. That the Committee noted the contents of the report.
- ii. That the Committee provided feedback and endorsed the direction of the Digital Blueprint, ahead of full drafting.

9. Housing Strategy

The Committee considered a report of the Director of Policing, Place and Environment which sought comments and endorsement from members for the high-level draft of the West Yorkshire Housing Strategy 2040.

Officers presented the report which sought the Committee's agreement to proceed with an online public consultation of the draft of the West Yorkshire Housing Strategy 2040, which will directly contribute to the development of the final strategy. The focus of the strategy is to provide homes in the right places, with good connectivity to support people in accessing wider opportunities such as employment, and to develop sustainable and resilient places.

The West Yorkshire Housing Strategy 2040 represents an opportunity to present a regional strategy that aligns with the wider strategic focus on inclusive growth, productivity, skills and training, connectivity, transport, digital, climate change, and health, which are all linked to the West Yorkshire Plan. The strategy has been co-developed with partners, with regular engagement via structures and specific sessions to ensure all partners have had the opportunity to feed in and shape the strategy. The guiding principles of sustainability, equality and inclusive growth were identified as central threads that underpin their programs and the outcomes that the strategy aims to achieve. Each objective will demonstrate how these principles are embedded in their delivery.

Members made the following observations:

- A member appreciated the clarification on the role of the Combined Authority in local authority plans and suggested enhancing this aspect to emphasise how the strategy aligns with housing and funding goals. He recommended streamlining objectives for better measurement and demonstration of achievements.
- A member raised concerns about rising rental costs and the upcoming

energy efficiency requirements for rental properties in 2028, emphasising the need to address these challenges in the consultation. He also highlighted the skills gap in construction as a crucial issue for the strategy. Officers responded by acknowledging the need to address local energy efficiency standards and the skills gap, particularly in green construction. Officers also highlighted that the Prime Minister had signalled that there would be reduced requirements on landlords in a recent speech.

- A member emphasised the importance of quantifying the strategy's ambitions and providing tangible examples to demonstrate how partnerships will ensure resident safety in communities.
- A member emphasised the importance of cohesive place and active travel development and highlighted the need for a clear and unified approach to engagement and consultation.
- A member suggested incorporating more local distinctiveness, especially in addressing challenges and opportunities in industrial towns and dormant mill sites.
- A member suggested enhancing the focus on skills development, supply chain, and investment in the housing sector.
- A member highlighted the need for the strategy to demonstrate the value added by the Combined Authority with consideration of the implications of Mass Transit on housing.
- A member underscored the importance of simplifying bureaucracy and enhancing the economic development role of the Combined Authority to attract developers and investment in the region. He also emphasised the significance of building strong relationships with local members and chief executives to support district partners and home builders.

Resolved:

- i. That the Committee noted the contents of the report
- ii. That the Committee provided comments and endorsement of the high-level draft of the West Yorkshire Housing Strategy 2040 including the mission statement, objectives.
- iii. That the Committee endorsed the proposal to proceed with an online public consultation of the high-level West Yorkshire Housing Strategy that will directly feed into the development of the final strategy.

10. Date of the Next Meeting

It was noted that the next meeting of the Place, Regeneration and Housing Committee was scheduled to be held on 29 February 2024.

Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	Monitoring Indicators
Director:	Sarah Eaton, Director of Strategy, Communications and Intelligence
Author:	Guilherme Rodrigues, Economic Analysis Team Leader

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Purpose of this Report

- 1.1 To provide an update on relevant monitoring indicators to support the work of the Committee.

2. Information

Monitoring arrangements

- 2.1 As part of agreed monitoring arrangements, the Committee receives regular reports against a set of State of the Region indicators relevant to its remit. These are presented as a standing item on the Committee's agenda. The indicators reflect the outcomes that the work of the committee is seeking to improve and are intended to provide a high level, strategic picture of performance rather than a detailed examination of operational performance of specific projects. The indicators will be reported on in detail in the latest State of the Region report, the Combined Authority's annual stock-take of West Yorkshire's socio-economic performance.
- 2.2 The figure below outlines the core indicators agreed by the Committee and the timing of future updates.

Figure – Place, Regeneration and Housing Committee - Key Indicators

Indicator	Description	Update frequency	Latest Update / Next Update
Net additional dwellings	Data from the Department for Levelling Up, Housing and Communities on the supply of housing by local authority.	Annually	November 2023 /TBA
Private sector rents	Data from the Valuation Office Agency and the Office for National Statistics on the median monthly rental price by local authority for a 3 bedroom property	Six-monthly	December 2023 / TBA
Household energy efficiency	Estimates using Data from the Department for Levelling Up, Housing and Communities on the Energy Performance Certificate rating of dwellings by local authority. ONS, Energy efficiency of housing in England and Wales: 2022	Monthly / Annually	January 2024 / February 2024 (DLUHC) November 2023 / October 2024 (ONS)
Households in fuel poverty	Projections from the End Fuel Poverty Coalition on the number of households spending >10% of income on household energy costs.	Periodically	January 2024 / TBC
Healthy life expectancy, and life expectancy	Data from the Office for National Statistics on healthy life expectancy and life expectancy by local authority.	Annually	December 2023 / TBA
Housing affordability	Data from the Office for National Statistics comparing median incomes with median house prices by local authority.	Annually	March 2023 / March 2024
Gigabit capable internet coverage	Real-time data from Thinkbroadband, showing access to gigabit-capable connectivity by local authority.	Real time	Real time
Mobile coverage (4G)	Evidence from OfCom's Connected Nations report, showing mobile data coverage by local authority.	Six-monthly	October 2023 / TBA

2.3. A number of supplementary indicators relevant to the work of the Committee were identified and are outlined in the Figure below.

Indicator	Description	Update frequency	Latest Update / Next Update
Affordable housing completions	Data from the Department for Levelling Up, Housing and Communities on Affordable housing completions statistics by local authority.	Annually	November 2023 / TBA
Affordable housing starts	Data from the Department for Levelling Up, Housing and Communities on Affordable housing starts statistics by local authority.	Annually	November 2023 / TBA

- 2.4. Indicators are reported on by exception i.e. when fresh data becomes available for each indicator, allowing the analysis to be updated. There are six indicators for which new data is available: net additional dwellings; private rents; household energy efficiency; households in fuel poverty; gigabit capable internet coverage; and Mobile coverage (4G). In addition two new indicators have been included as mentioned above: affordable housing completions and affordable housing starts.

Net additional dwellings

- 2.5. Net additional dwellings capture the change in the housing stock, including new build, conversions and change of use. The most recent official statistics currently available are for 2022-2023, which show that there were 6,382 net additional dwellings in West Yorkshire, which is below the previous year (7,207). The decline in the period is likely to be related to cost factors such as high material costs, and the cost of finance (interest rates); those determinants are expected to reduce both supply and demand for housing in the short term.
- 2.6. Kirklees is the only local authority that had an increase in net new dwellings when compared to the previous year: 985 in 2022-2023, against 698.
- 2.7. The West Yorkshire Housing Strategy, item 8 on the agenda, under objective one recognises the need to boost the supply of the right homes in the right places. The Combined Authority is working closely with Homes England, the five Local Authorities and the private sector to accelerate delivery where possible. For example, the Brownfield Housing Fund is forecast to deliver 5,400 new homes on disused brownfield sites. In addition the Combined Authority in partnership with Homes England has launched the West Yorkshire Strategic Place Partnership, with the potential of providing 40,000 new homes in the next decade.

Affordable housing completions

- 2.7. The Department for Levelling Up, Housing and Communities (DLUHC) recently started publishing specific statistics for affordable housing supply at the local level. This includes social rent, affordable rent, intermediate rent, affordable home ownership, shared ownership and First Homes. In 2022-2023, there were 1,536 affordable housing completions in West Yorkshire, the highest number recorded in the last eleven years.
- 2.8. In terms of tenure, the majority were “affordable rent” (44%) and “shared ownership” (31%). Geographically, Leeds local authority accounted for 665 completions (43%), followed by Wakefield local authority with 26% of completions.

Affordable housing starts

- 2.9. Statistics on affordable housing starts on site have been published by Department for Levelling Up, Housing and Communities, since 2015-2016. These statistics provide some insight on what to expect in terms of completions in the coming years.
- 2.10. In the period 2021-2022, there were 2,043 affordable housing starts on site, which was the highest number registered in the period. In the following period (2022-2023), starts on site declined to 1,140, which is a level comparable to previous periods (2016-2017, 2017-2018 and 2020-2021). Costs factors previously mentioned (e.g. construction materials and interest rates) are believed to have negatively impacted the number of starts in 2022-2023. The figures do not include affordable homes under Brownfield Housing Fund (estimated to be over 1,400) as they are not yet on site. That said, these have been approved so they will be accounted for in future years.
- 2.11. In the period, Leeds and Bradford combined accounted for 86% of all starts on site (990 starts); while in previous periods those two authorities accounted for 50-70% of all starts. A significant part of the affordable housing starts (674, 59% of the total) on site have been recorded as “unknown” tenure (e.g. shared ownership, social rent, affordable rent, etc). This information is expected to be available once the dwellings are completed.
- 2.12. As mentioned in the West Yorkshire Housing Strategy 2040 (item 8 in the agenda), the ongoing Brownfield Housing Fund is one of the tools available to boost the provision of affordable homes. The Fund (£89 million) that aims to unlock the development of at least 5,400 new homes by March 2025, in brownfield sites or regenerating neighbourhoods, is part of the Combined Authority’s efforts to increase the provision of affordable homes. Brownfield sites accounted for 46% of the provision of new homes in 2022/2023.

Private rents

- 2.13. Private rent statistics are published by the ONS on a bi-annual basis. As the sample of these statistics may not be consistent over time (e.g. change of typology and location of

the properties), the Combined Authority compares the performance of median rents for 3 bedroom properties for each set of local authority data. Figures for West Yorkshire are calculated by weighting each local authority based on the latest census.

- 2.14 In the last five years (from September 2023), increases in median rents ranged from 11% (Calderdale) to 23% (Leeds). Except for Calderdale all authorities saw rents rising by at least 15%.
- 2.15. There are significant differences in rents between West Yorkshire's local authorities. Leeds has the highest rent for a 3-bedroom property, at £825 per month, while Calderdale has the lowest median rent at £550 per month.
- 2.16. In house estimates show that mean rents for a 3-bedroom property in West Yorkshire rose from £662 to £852, or 29%, between 2018 and 2023; the increase was higher than England's at 18%. Mean rents for Leeds moved from £775 to £1,039 reaching levels very close to the English average 3-bedroom rent (£1,068).
- 2.17 Whilst private sector rents are unregulated in England, the Combined Authority is focused on maximising the delivery of affordable homes across the region. Working closely with the West Yorkshire Housing Partnership (a partnership of 16 developing Housing Associations and Local Authorities in West Yorkshire), we are developing a regional affordable housing pipeline. In addition, as part of the Combined Authority's Level 4 Devolution application, local leadership of the Affordable Homes Programme was included which would bring greater funding certainty for affordable housing delivery in the region.

Household energy efficiency

- 2.18. Energy Performance Certificate (EPC) data is an important source of insight into household energy efficiency. The Combined Authority has identified data quality issues in the Energy Performance Certificate (EPC) records based on the data supplied by DLUHC. This includes the presence of duplicates and contradictions between the type of transaction recorded (the basis for determining whether a dwelling is a new dwelling in the statistics) and construction date and date of lodgement. To address these issues the Combined Authority has downloaded and cleaned the DLUHC EPC data for West Yorkshire to calculate alternative estimates of efficiency ratings for the region and its constituent local authorities using more robust data. Moreover, EPC figures provided by the Office for National Statistics (ONS), on an annual basis, have been cleaned to deal with issues like duplication.
- 2.19. In future, EPC reporting analysis will be based on a combination of DLUHC data cleaned and quality checked in-house by the Combined Authority, together with Office for National Statistics (ONS) analysis of EPC data (for national figures). The former

approach will be used to provide an assessment of trends on a quarterly basis for West Yorkshire and the five local authorities. Unlike ONS data, in-house estimates provide more granular data (provide information for each specific energy rating). The latter dataset from ONS has been subjected to quality assurance but is much more limited in terms of the range of data (i.e., data for specific energy ratings unavailable; only splits the data between above or below EPC C) it contains and is only published annually. It will be used to look at longer term annual trends and as the basis for benchmarking West Yorkshire with other areas and the national average.

- 2.20. The Combined Authority's estimates show that 38% of dwellings in West Yorkshire had an EPC of C or above (as of October 2023). This is below the England average, of 47%, provided by ONS for March 2023. Individually each of the local authorities also have a lower proportion of Certificates A-C than the national average, ranging from 33% (Bradford and Calderdale) to 41% (Leeds).
- 2.21. ONS analysis shows that 93% of all dwellings classified as new have an EPC of C or above in West Yorkshire. While those figures are significantly higher than existing dwellings (38%), they remain below the England average: 96% of new dwellings have an EPC A-C. The dwellings classified as new that have an EPC below C are likely to be conversions, instead of new build. Some of them could also be due to residual reporting issues with the raw data that have not been picked up through ONS quality assurance.

Fuel poverty

- 2.22. The most recent official statistics currently available are for 2021 – these do not capture the current situation in terms of fuel prices and the fluctuations in recent years. Official statistics on fuel poverty, from 2021, shows West Yorkshire with higher poverty than the national average and higher than Greater Manchester.
- 2.23. In order to track the recent developments, and the impacts of the government response, the Combined Authority has produced its indicative estimates of fuel poverty. These latest estimates are based on the End Fuel Poverty Coalition figures, therefore the number presented below cannot be directly compared to the official figures because the estimates use different methodologies (official estimates use Low-Income Low Energy Efficiency, while End of Fuel Poverty measures it if households spend more than 10% of its income after tax and housing costs on energy bills).
- 2.24. With the latest energy price gap (January 2024), at £1,960 a year, it is estimated that 29% of West Yorkshire households live in fuel poverty. That number is above the estimate for England at 21%. The estimated fuel poverty shows a 4 percentage point decline from the period when the Energy Price Guarantee was in place. However, fuel poverty remains above the October 2021 level of 23%.
- 2.25. The estimated increase in fuel poverty is driven by macroeconomic factors. The Combined Authority recognised this issue in 2022 with a £3 million regional emergency fund (Mayor's Cost of Living Emergency Fund) over the 2022-24 period. Additionally, as

referenced in item 9, the West Yorkshire Health and Care Partnership invested £1million to help keep people warm in winter, supporting affordable warmth by increasing low-income households' energy efficiency rating, giving advice on reducing their energy bills, and helping people access additional support they are entitled to. Meanwhile, the Combined Authority has identified improving domestic energy efficiency as a response to the need of reducing fuel poverty and carbon emissions. The Better Homes Hub (BHH) is a West Yorkshire programme that works towards reducing fuel poverty by increasing housing efficiency and net zero targets by improving housing conditions.

- 2.26. As identified in the West Yorkshire Housing Strategy 2040 (item 8 in the agenda), the Combined Authority is investing to retrofit over 5,000 affordable homes, with over £40 million invested, using the Social Housing Decarbonisation Fund and match funding from partners. Also, the Combined Authority established a partnership agreement with the West Yorkshire Integrated Care Board that will help us to strengthen the partnerships between housing and health professionals across the region.

Gigabit capable internet coverage

- 2.27. According to *Think Broadband* analysis, as of February 2024, there were 88% of premises with gigabit-capable internet coverage in West Yorkshire; this includes 73% with full fibre, significantly above the 62% seen across England as a whole.
- 2.28. Leeds is the local authority with the highest prevalence of full fibre, 85% of all its premises, followed by Wakefield (82%), Kirklees (71%) and Bradford (68%). Meanwhile, Calderdale has the lowest share of premises covered by gigabit capable internet: 60%, and only 27% with full fibre coverage. It is worth noting that this improving year on year, however. The Superfast West Yorkshire and York Broadband Programme, which was delivered over 3 contracts, has helped increase access to reliable broadband in West Yorkshire. Government is currently rolling out its flagship £5 billion programme, Project Gigabit, which will enable hard-to-reach and rural communities to access gigabit capable broadband. West Yorkshire and York, referred to as Lot 8, will have delivery ongoing from 2024. The indicative contract value is £60 million, with 29,000 premises in scope of the procurement. This will enhance connectivity for hard-to-reach communities across West Yorkshire, including Calderdale. Compared to a year ago, gigabit-capable internet coverage in West Yorkshire rose by 5 percentage points, and full fibre by 16 percentage points. All local authorities registered an increase in coverage.

Mobile coverage (4G)

- 2.29. The latest Ofcom *Connected Nations* report (Summer 2023) shows that all local authorities in West Yorkshire have at least 90% of its premises with 4G indoor coverage from all providers except for Wakefield at 87%. All the five local authorities have a higher coverage than the England average of 86%.

3. Tackling the Climate Emergency Implications

3.1 There are no climate emergency implications directly arising from this report.

4. Inclusive Growth Implications

4.1 There are no inclusive growth implications directly arising from this report.

5. Equality and Diversity Implications

5.1 There are no equality and diversity implications directly arising from this report.

6. Financial Implications

6.1 There are no financial implications directly arising from this report.

7. Legal Implications

7.1 There are no legal implications directly arising from this report.

8. Staffing Implications

8.1 There are no staffing implications directly arising from this report.

9. External Consultees

9.1 No external consultations have been undertaken.

10. Recommendations

10.1 That the Committee notes the messages from the monitoring indicators.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Monitoring indicators analysis



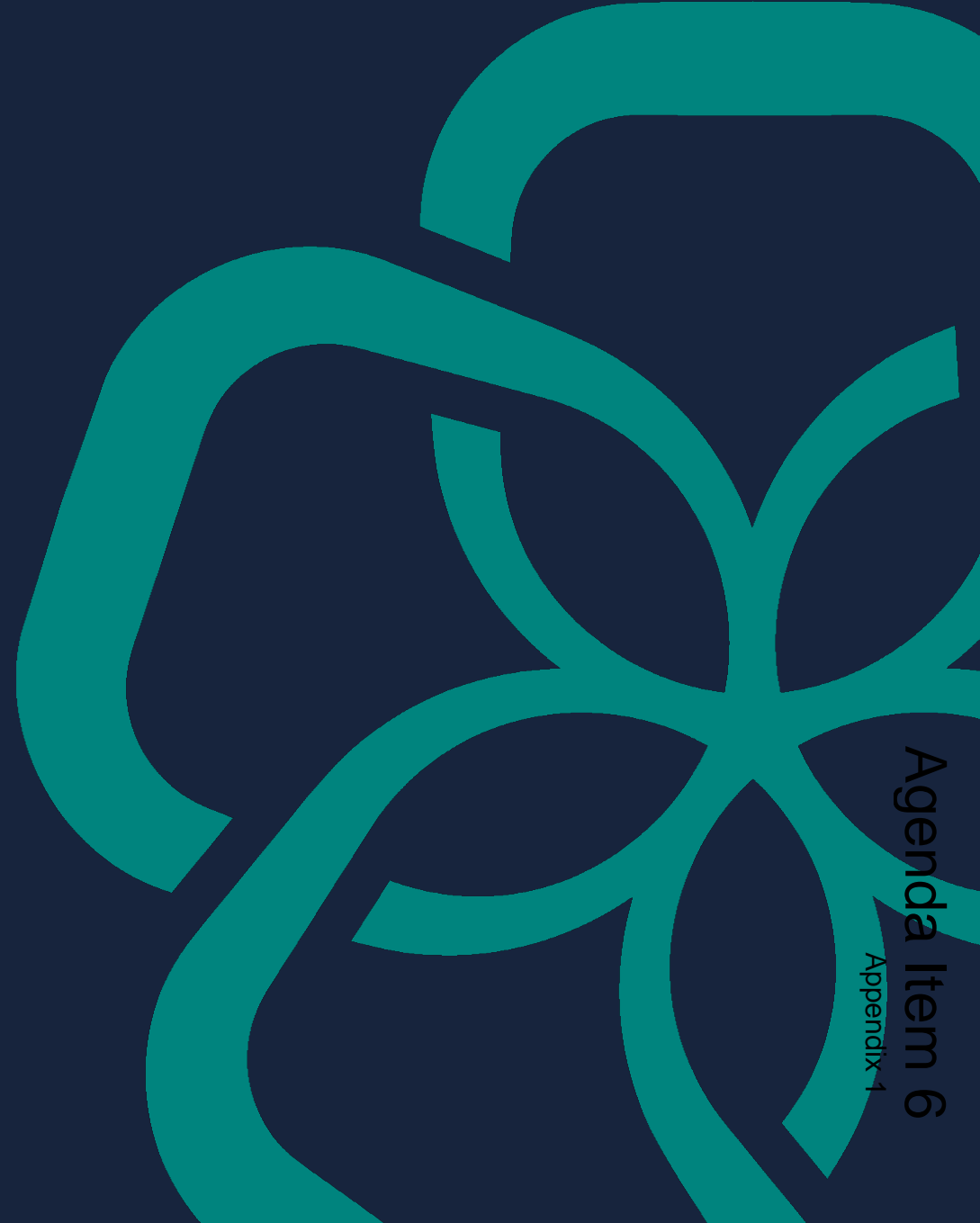
West
Yorkshire
Combined
Authority

Tracy
Brabin
Mayor of
West Yorkshire

15

Appendix 1: Monitoring indicators

Place, Regeneration and Housing Committee
February 2024



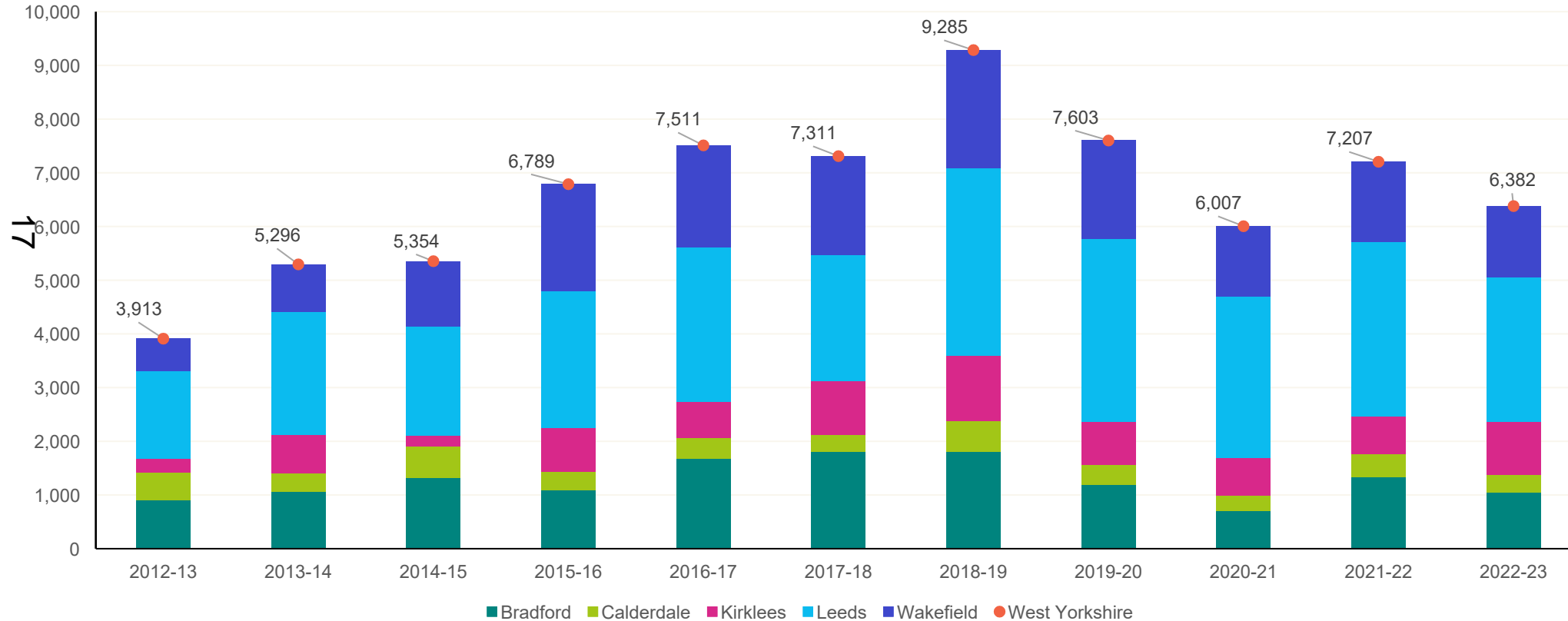
Agenda Item 6
Appendix 1

Introduction

- The following slides provide an overview of West Yorkshire's performance and progress against the headline indicators for State of the Region
- A subset of indicators has been presented, reflecting those most directly relevant to the Place, Regeneration and Housing agenda.
- Indicators are reported on by exception i.e. when new data becomes available.

The number of net additional dwellings fell slightly in all local authorities in West Yorkshire (2022/23), except Kirklees

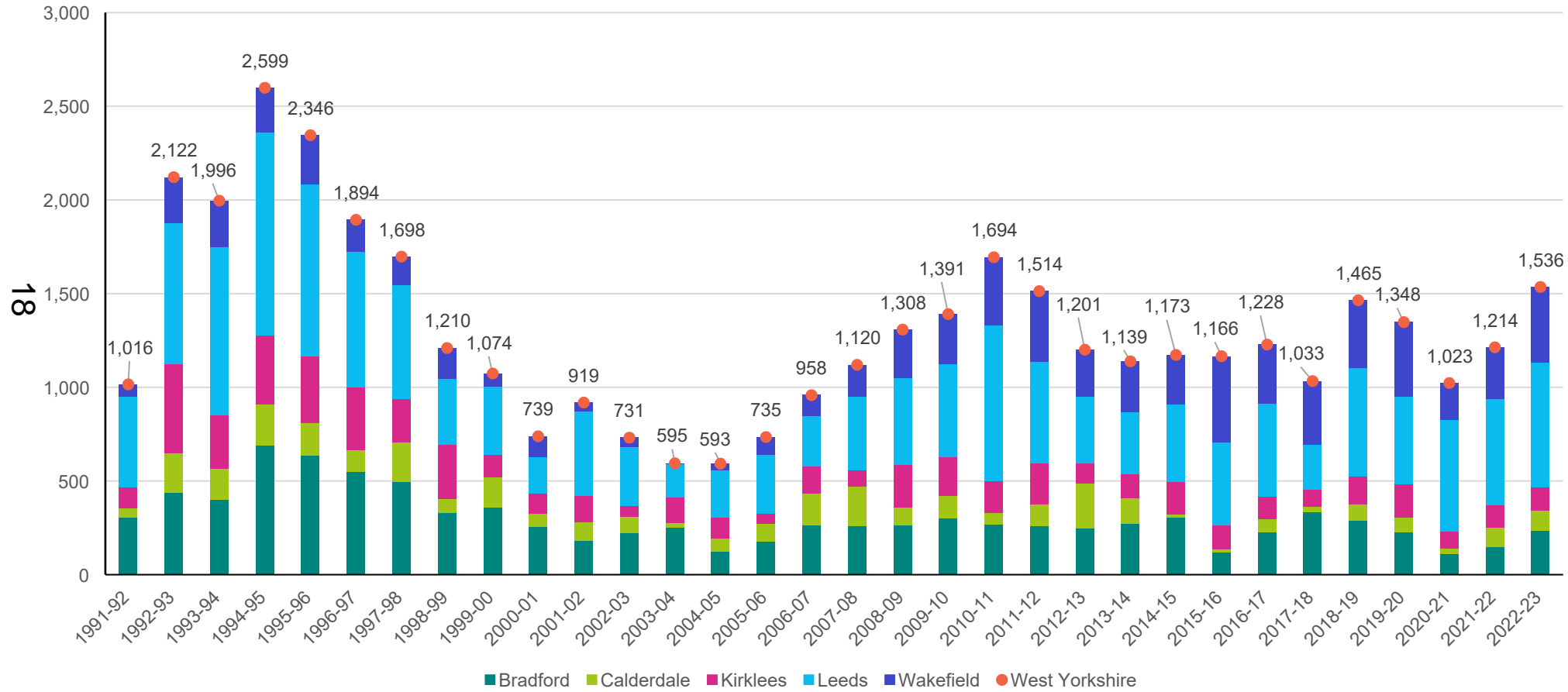
Figure: Net additional dwellings by local authority



Source: Net additional dwellings; Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government

Affordable housing completions at their highest level in 11 years

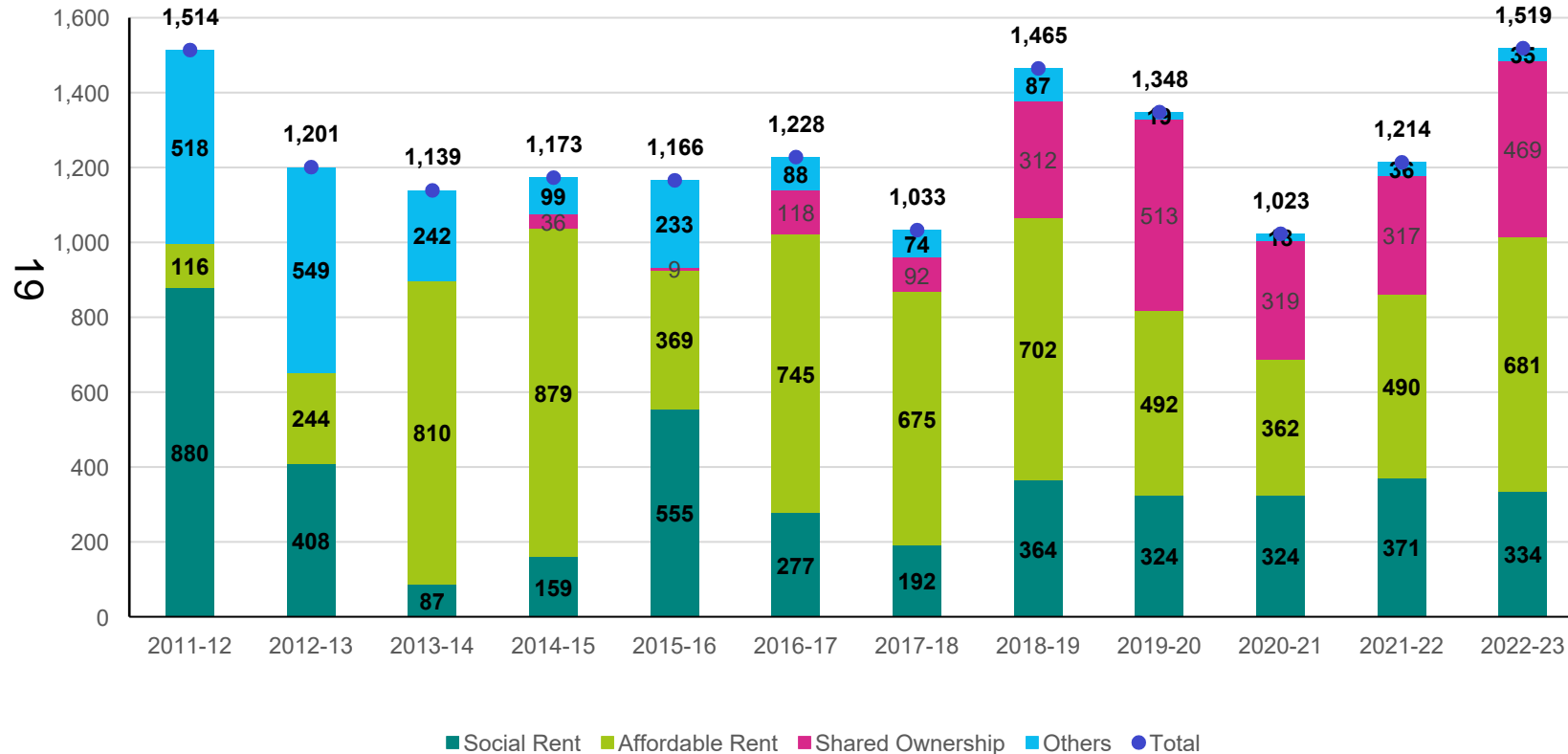
Figure: Additional affordable housing supply, completions by local authority (1991/92 to 2022/23)



Source: Affordable housing supply statistics, Department for Levelling Up, Housing and Communities.

Shared ownership becoming a driver of affordable housing

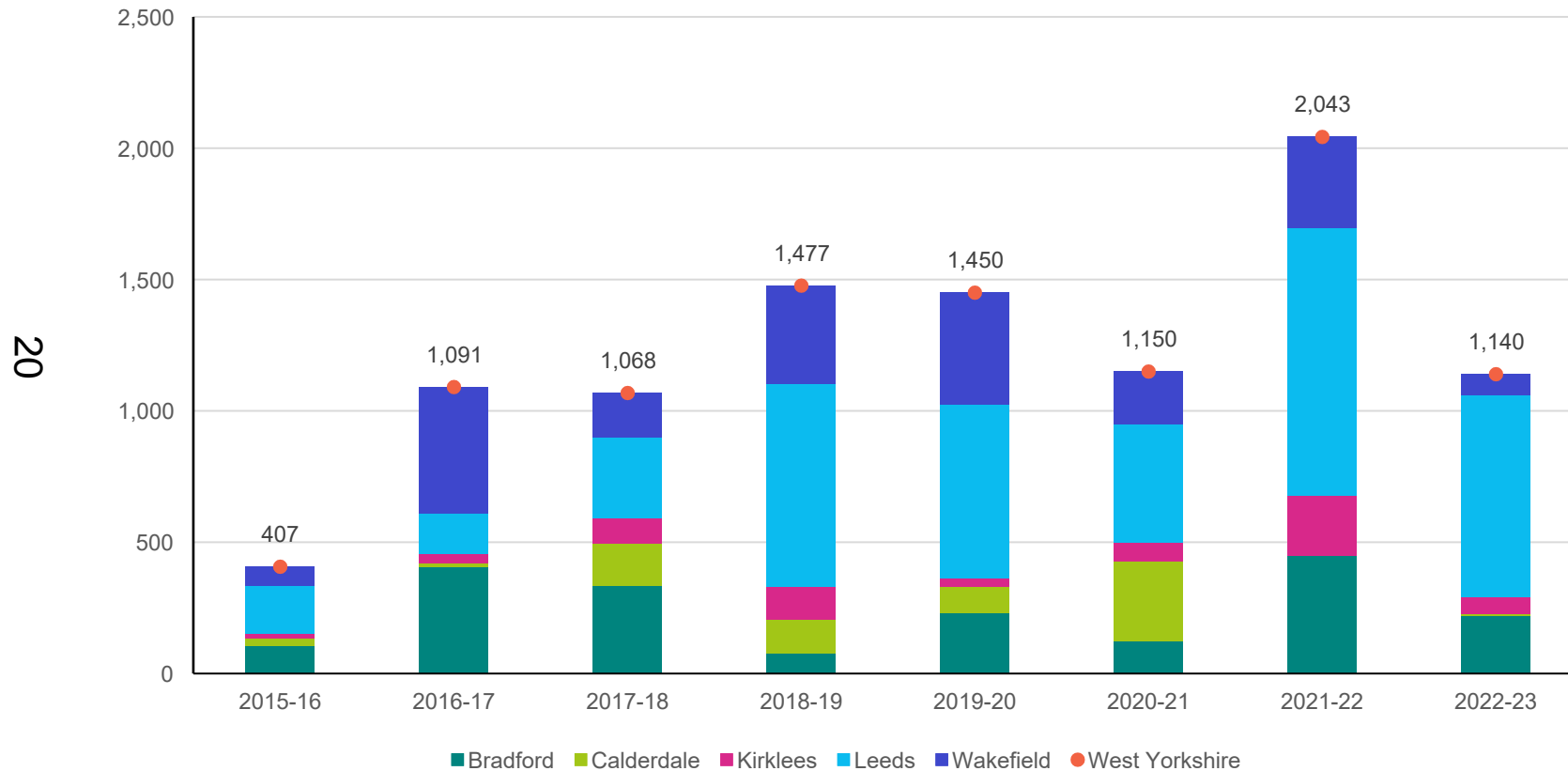
Figure: Additional affordable housing supply, completions by tenure type (2011/12 to 2022/23)



Source: Affordable housing supply statistics, Department for Levelling Up, Housing and Communities.
 Note: "Others" include Intermediate Rent and Affordable Home Ownership.

Affordable housing starts decline after a strong 2021/22

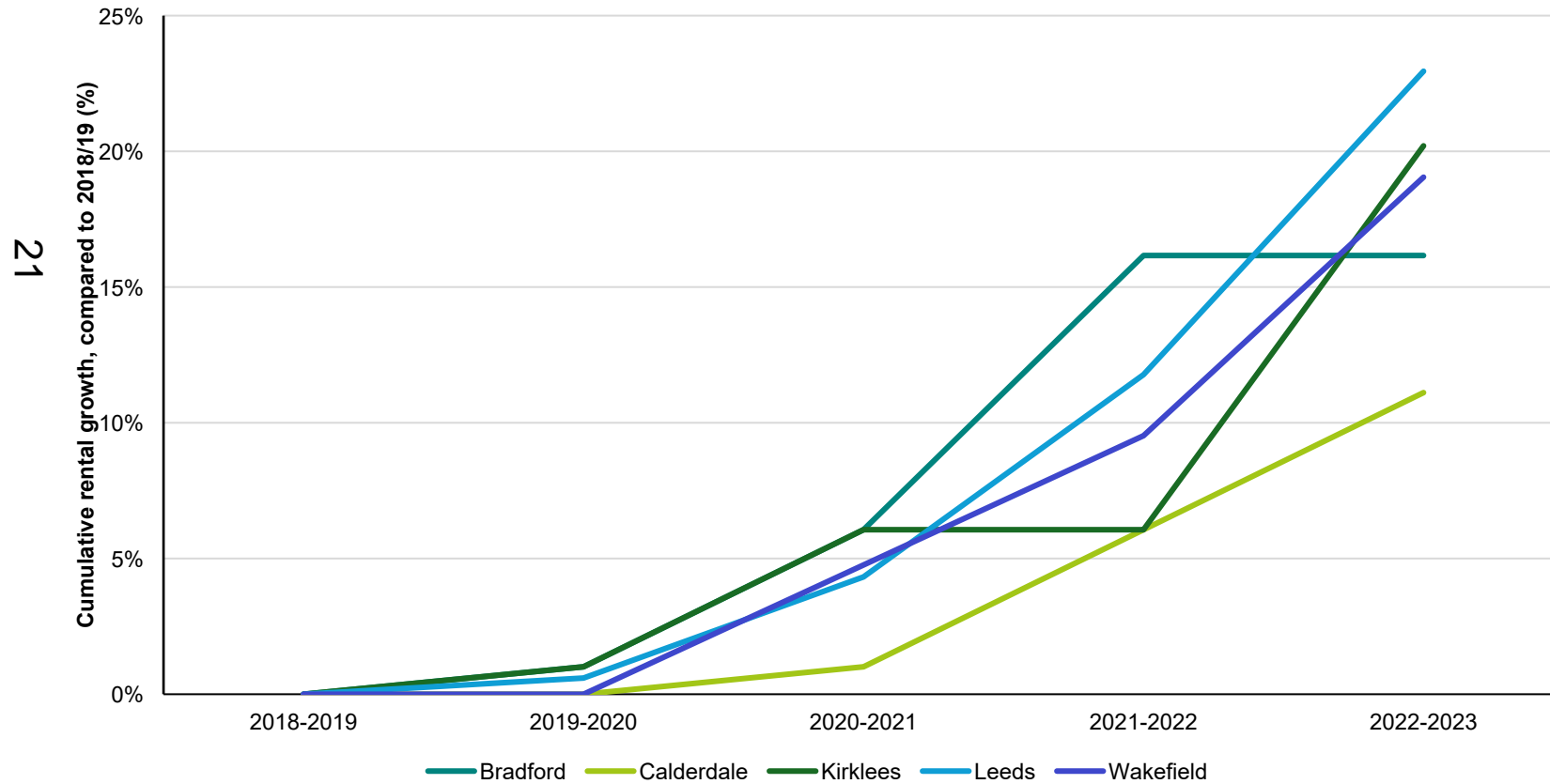
Figure: Additional affordable housing supply, starts



Source: Affordable housing supply statistics, Department for Levelling Up, Housing and Communities.

In the last five years, rent rose more than 15% everywhere except Calderdale

Figure: Median monthly rental prices for private sector three-bedroom properties, rent variation, October 2018 to September 2019 and October 2022 to September 2023



Source: Private rental market summary statistics, ONS, 2023.

Rents rising faster than England's and Leeds' rents converging with the national average

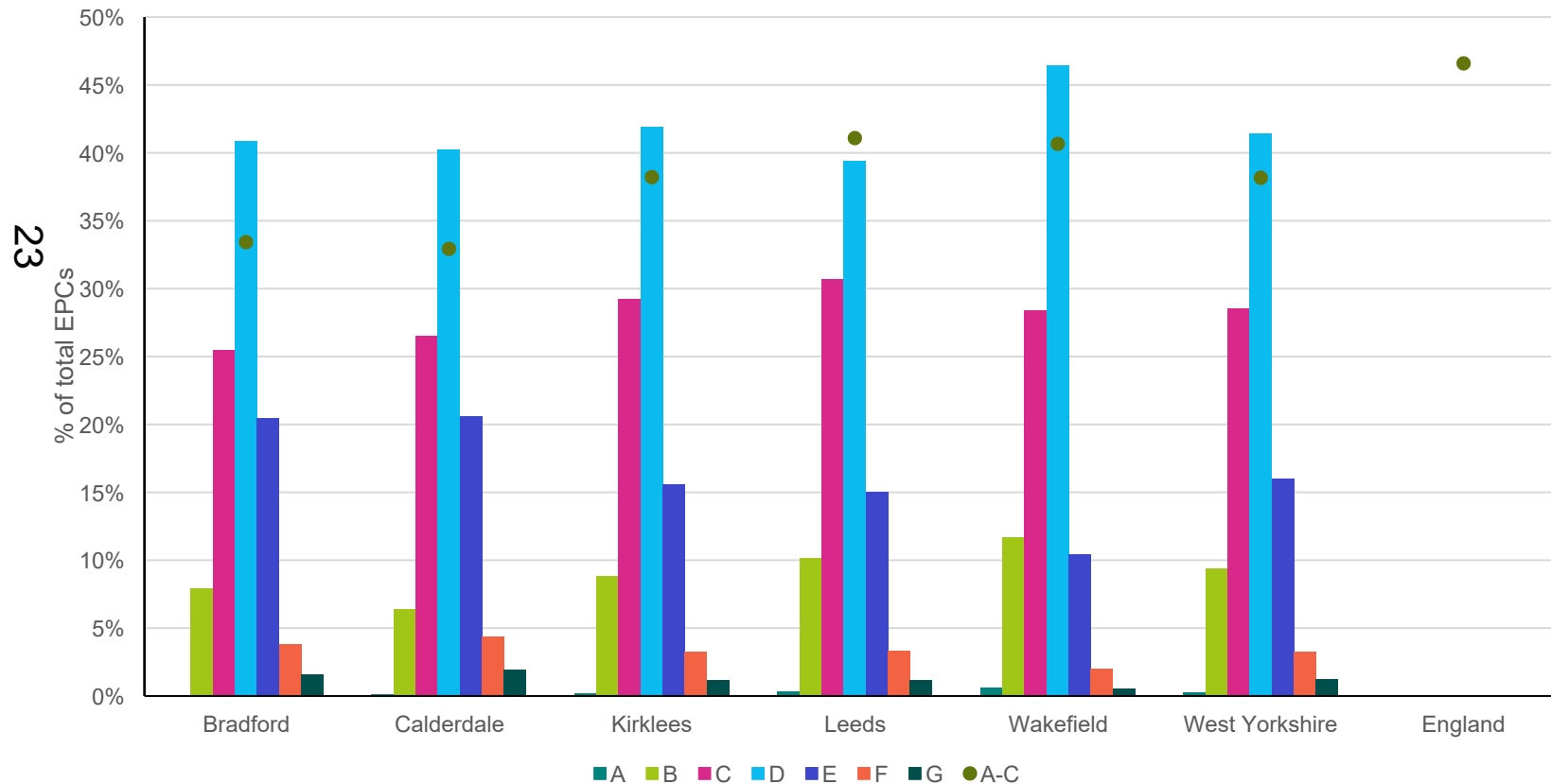
Figure: Mean monthly rental prices for private sector three-bedroom properties, mean rent and variation between October 2018 to September 2019 and October 2022 to September 2023



Source: Private rental market summary statistics, ONS, 2023. Note: West Yorkshire data estimated using local authority data weighted by the share of renters in each local authority (Census 2021)

West Yorkshire dwellings with an EPC are less likely to have an energy efficiency rating of C or above compared to national average

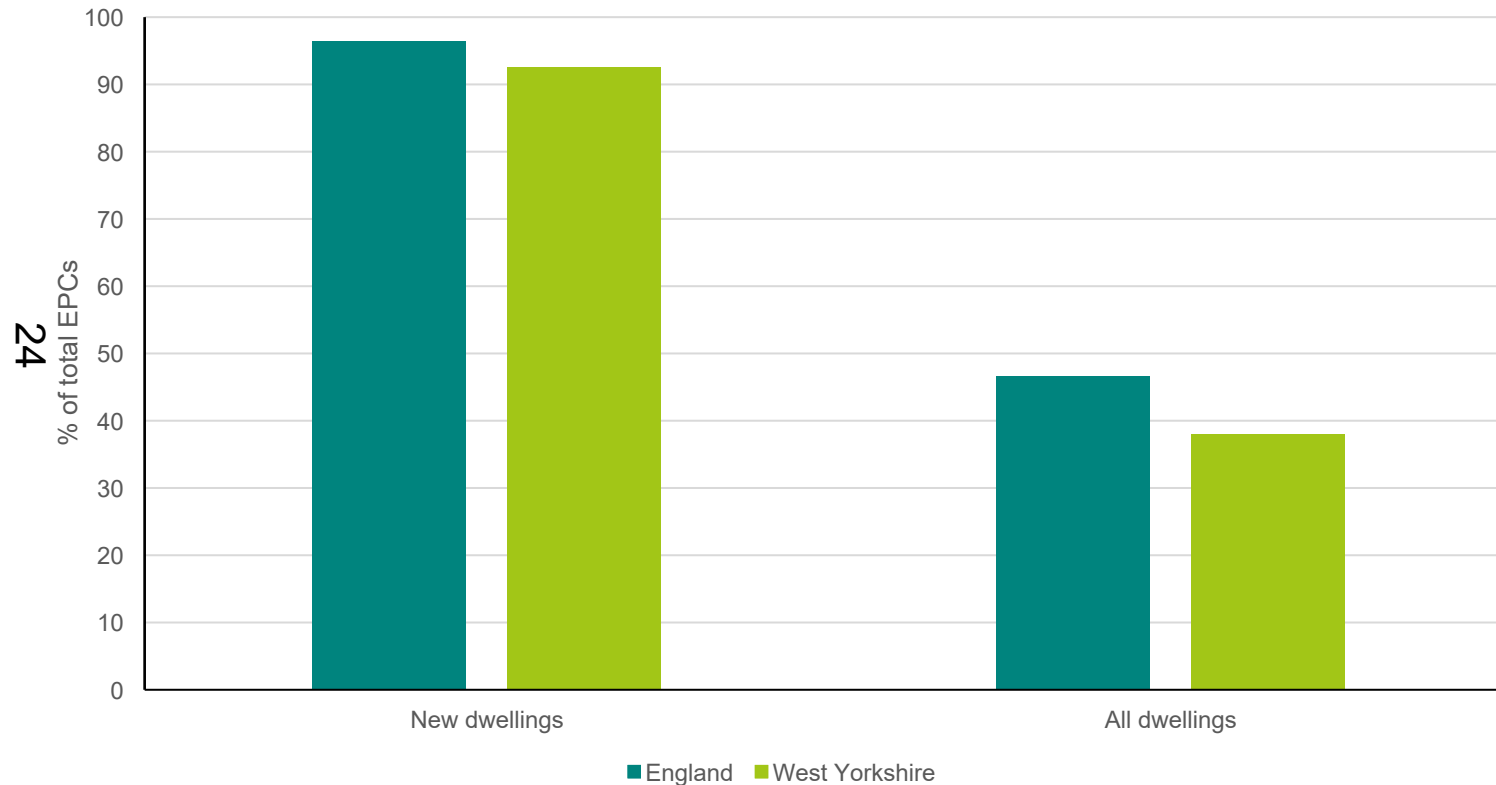
Figure: Profile of Energy Performance Certificates by local authority and Energy Efficiency Rating, as of October 2023 (West Yorkshire) and March 2023 (England) – WYCA figures estimated by cleaning the DLUHC raw data, England's figures from ONS



Source: Energy Performance Certificate date, Department of Levelling Up, Housing and Communities (West Yorkshire estimates); Energy Performance Certificate (EPC) Band C or above, England and Wales, ONS (England's figures).
 ONS figures, the ones used for England, only provide the share of EPC above C, without granularity at the individual certificate.

The proportion of new EPCs with a rating of C and above in WY is above 90%, slightly below the England average

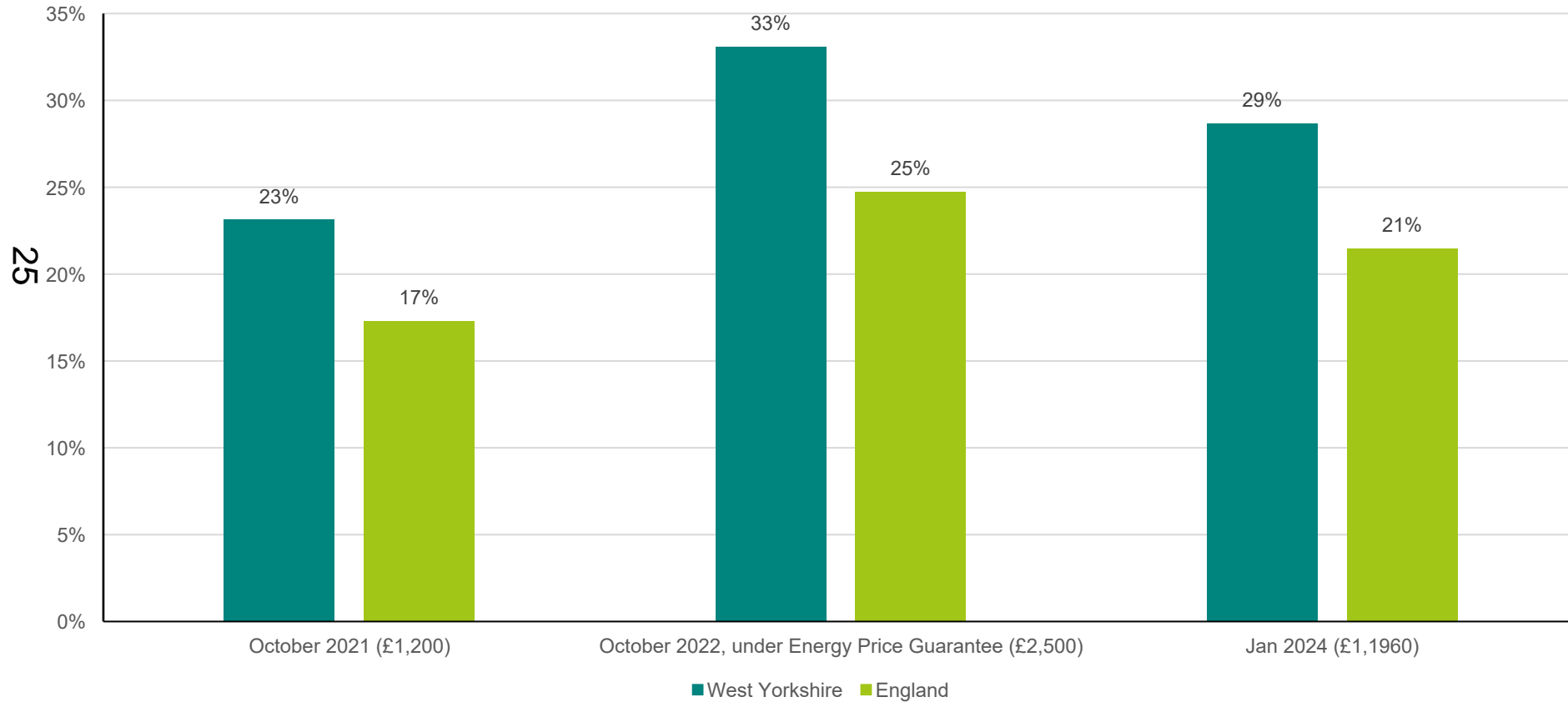
Figure: Profile of Energy Performance Certificates by local authority and Energy Efficiency Rating, new and existing dwellings, as of March 2023 – ONS figures



Source: Energy Performance Certificate (EPC) Band C or above, England and Wales, ONS. All new dwellings registered over the whole decade.

Estimates suggest that 29% of West Yorkshire households are in fuel poverty under the latest energy cap, above England average

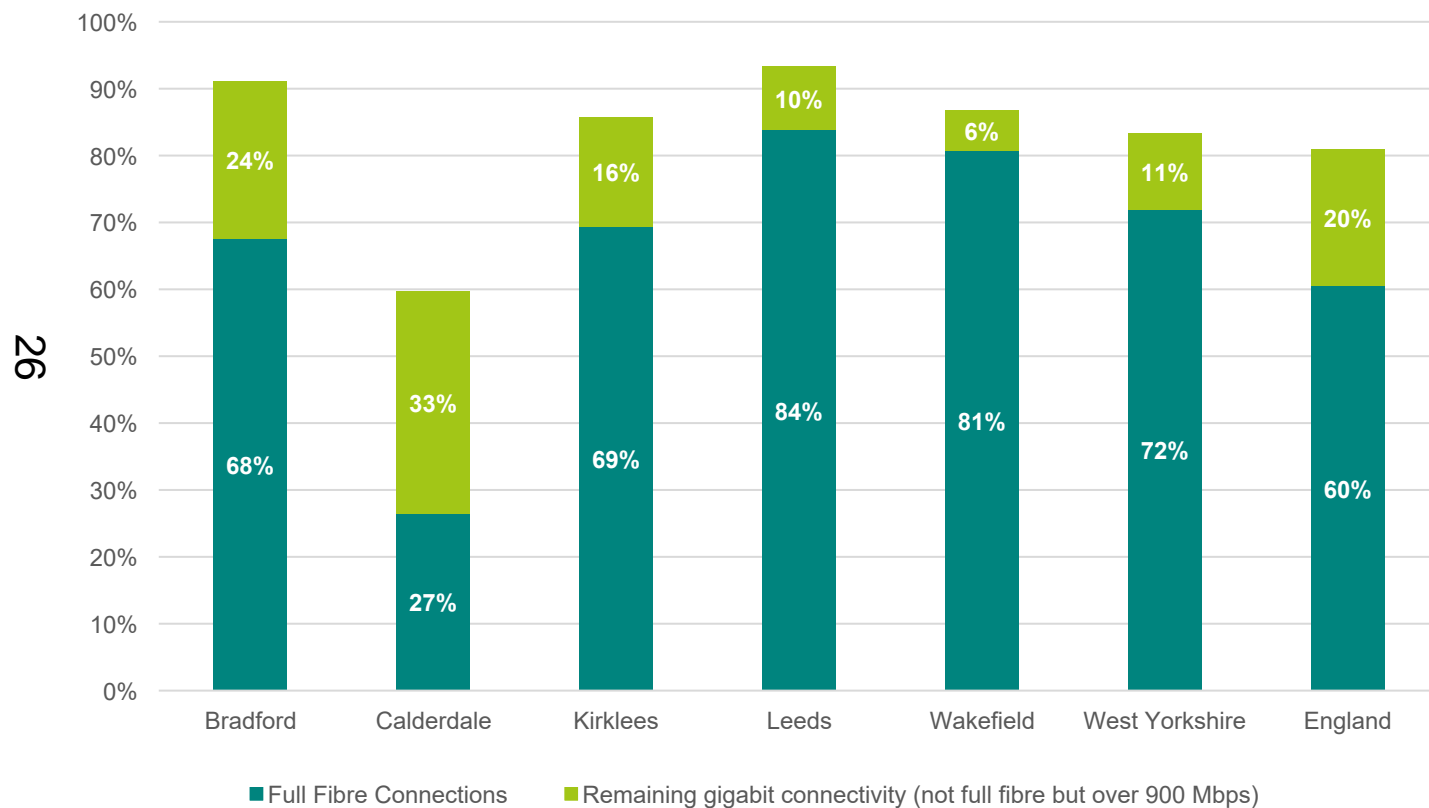
Figure: Proportion of households in fuel poverty, estimates based on End Fuel Poverty Coalition figures



Source: West Yorkshire Combined Authority estimates, based on End Fuel Poverty Coalition figures. This figures differ, methodologically, from ONS [Low-Income Low Energy Efficiency \(LILEE\)](#) methodology.

West Yorkshire outperforms the national average on gigabit capable internet coverage

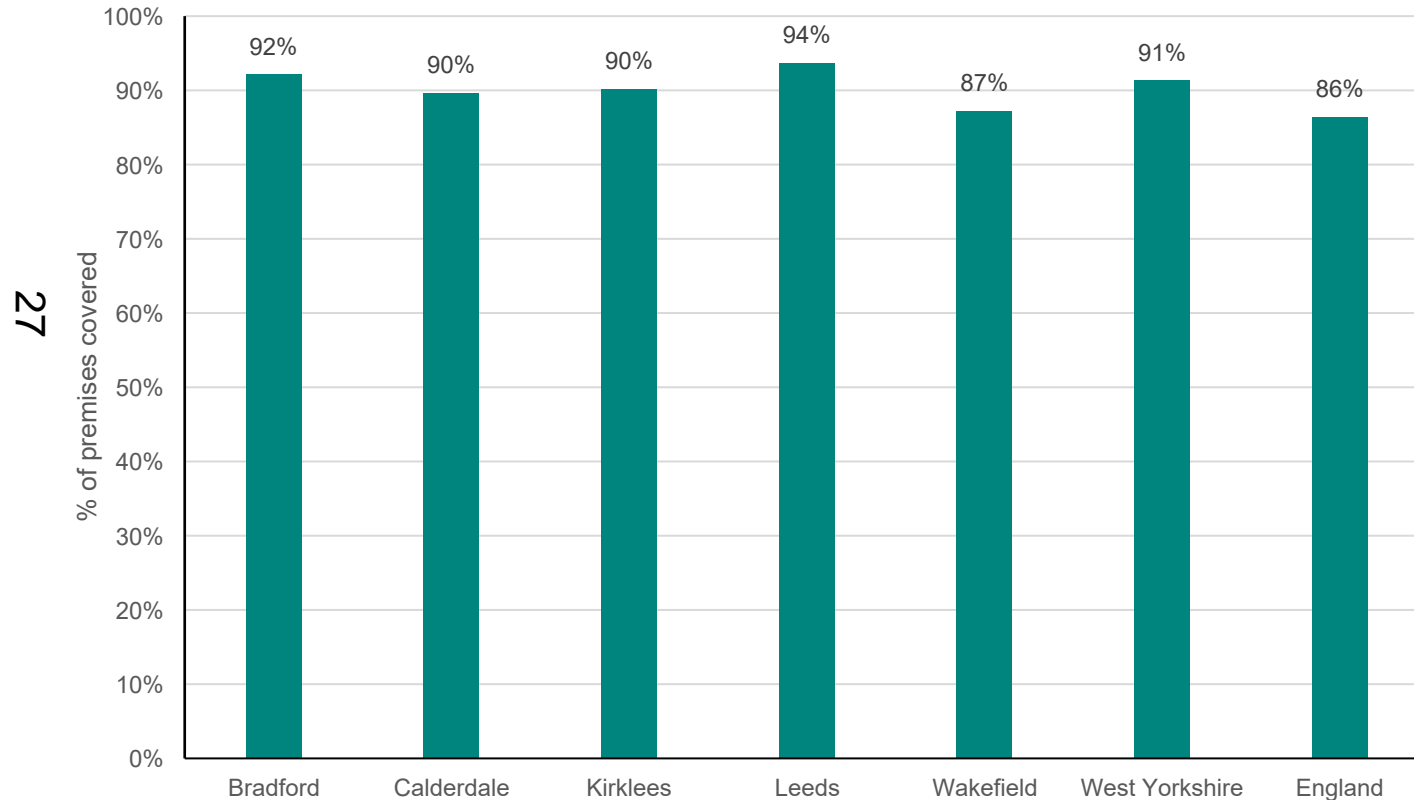
Figure: Share of premises with gigabit-capable fixed internet coverage, by type of connection



Source: ThinkBroadband, 01/2024.

4G mobile coverage is growing in West Yorkshire and exceeds the national average

Figure: 4G premises (indoor) coverage from all providers



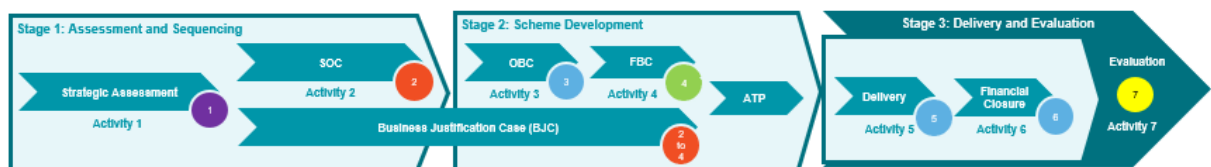
Source: Ofcom Connected Nations Summer Report 2023

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Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	Project Approvals
Director:	Liz Hunter, Director of Policing, Environment & Place
Author:	Craig Taylor, Head of Strategic Portfolio Office

1 Purpose of this report

- 1.1 To report on proposals for the progression of, and funding for projects under Investment Priority 3 – Creating Great Places and Accelerated Infrastructure, within the West Yorkshire Investment Strategy (WYIS), that have been considered at stages 1, 2 and 3 of the Combined Authority’s assurance process.



- 1.2 The Place, Regeneration and Housing Committee has delegated decision making authority approved by the Combined Authority on 23 June 2022. Where the Place, Regeneration and Housing Committee is asked to make an approval decision this will be highlighted in the summary table and made clear in the recommendations.
- 1.3 The recommendations can be found in Section 12 of this report.

2 Report

This report presents proposals for the progression of schemes through the Combined Authority’s assurance process in line with the Combined Authority’s Assurance Framework. Further details on the schemes summarised below can be found as part of this report.

3 Investment Priority 3 (IP3) - Creating Great Places and Accelerated Infrastructure

- 3.1 The West Yorkshire Investment Strategy (WYIS) sets out the Investment Priorities for the period 1 April 2021 to 31 March 2024 across six areas. In each, a number of priority project / programme areas have been identified that are the focus for intervention.

3.2 Investment Priority 3 will focus on place-making, housing, regeneration, flood risk and digital infrastructure, by delivering programmes and schemes which will:

- Accelerate the transformation of towns and cities into successful, resilient, sustainable places.
- Increase flood resilience and enhance property level flood resilience for businesses.
- Create healthier, positive and greener places.
- Strengthen existing places.
- Create new, future-proofed, well-designed developments.
- Increase access to gigabit-capable broadband in hard to reach and/or rural areas.
- Reduce fuel poverty.

Housing Delivery - Brownfield Housing Fund

3.3 Investment Priority (IP) 3: Creating Great Places and Accelerated Infrastructure, is a broad investment priority with cross-cutting themes and is well aligned to place-making, housing, regeneration, flood risk and digital infrastructure which are key areas of activity driven by the Place Regeneration and Housing Committee, the Combined Authority and the Mayor.

3.4 The draft West Yorkshire Housing Strategy - which has recently completed a period of public consultation and an update is provided in a separate report to the Committee has at its heart a mission statement to create safe and inclusive places to live that meet the needs of our residents. Increasing the number of homes is essential to address housing shortages, to improve affordability, and meet the needs of our thriving region.

3.5 The Combined Authority is working to support housing delivery through a number of programmes, including the Brownfield Housing Fund. This fund is an £89 million allocation of funding from Government to bring forward new housing developments on brownfield sites where market failure has prevented development from taking place.

3.6 The Combined Authority has been set a target by Government of enabling the start on site of 5,400 – 7,855 new homes over the five-year period of the Fund. The key Government criteria for the Fund is as follows:

- Projects must be Green Book compliant with a Benefit Cost Ratio (BCR) floor of 1.
- Projects must have evidenced market failure and demonstrate that they cannot proceed without public sector financial support; and
- Homes brought forward will start on site in this Parliament (i.e. before 31 March 2025).

3.7 In addition, and in recognition of the Mayor's wider housing and climate aspirations for the region, projects which include affordable housing and/or

building designs with low carbon characteristics have been prioritised where possible. This aligns with the approach taken to identify projects across the wider Strategic Housing Pipeline and the focus areas of the Strategic Place Partnership with Homes England.

Progress to date

- 3.8 The Brownfield Housing Fund has been in operation since September 2020. At the time of writing of this report, the Combined Authority has committed funding for 18 projects, which together equate to 3,957 new homes, including 1,413 affordable homes.
- 3.9 In addition to the above, 9 projects are seeking approval at Committee today which would see a further 1,119 new homes for the region, including over 350 affordable homes. These projects represent activity across all five districts of the region. Subject to the Committee's views and approval, the region is making significant progress in meeting the delivery target set by Government, as well as achieving better outcomes for our communities.

Scheme summaries

<p>BHF Bradford Road Idle Bradford</p>	<p><u>Scheme description</u></p> <p>The Bradford Road Idle scheme will remediate 0.4 hectares of brownfield land and develop 51 specialist senior living apartments on the former Blakehill Works in Idle, Bradford. The scheme will include 36 one-bedroom apartments, 15 two-bedroom apartments and 20 car parking spaces, including two disabled spaces.</p> <p>Communal gardens, a resident's lounge and a patio terrace will be included. Individual apartments will have either a private patio or a Juliette balcony.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>Photovoltaic panels will be installed on the roof of the building to reduce emissions and fuel costs. Sustainable travel will be encouraged for construction workers, staff, and homeowners. The site is located on a main bus route and homeowners will have access to an 'Enterprise Car Club' to promote sustainable travel and reduce reliance on a personal car.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.3:1 This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £10,783,362</p> <p>Total value of Combined Authority funding - £341,500</p> <p>Funding recommendation sought - £341,500</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Elland Town Hall Calderdale</p>	<p><u>Scheme description</u></p> <p>The Elland Town Hall scheme involves the renovation and conversion of the Grade II listed former Elland Town Hall.</p> <p>The scheme will produce 55 new rental apartments, including 44 one-bedroom and 11 two-bedroom apartments with refurbished commercial premises on the ground floor.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>Elland Town Hall lies within the Elland Town Centre conservation area and the new apartments and commercial space will enhance the vibrancy of the town centre area and contribute to its regeneration.</p> <p>The scheme will offer an increase in the number of rental properties available in Elland and the wider Calderdale district, which historically has seen lower level of housing completions in comparison to other areas.</p> <p>The scheme will assist in delivering Calderdale's Local Plan ambitions by providing 44 one-bedroom apartments which will help to address the expected increased demand from single person households.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1:1. This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (Full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £7,243,000</p> <p>Total value of Combined Authority funding - £840,000</p> <p>Funding recommendation sought - £840,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Hough Top Court Leeds</p>	<p><u>Scheme description</u></p> <p>The Hough Top Court scheme will develop 82, 100% affordable, new build council homes. The site for development is the former Hough Side High School. The school building was demolished in 2021/22.</p> <p>The homes will be comprised of 28 two-bedroom houses, 23 three-bedroom houses, four four-bedroom houses, 17 one-bedroom apartments and 10 two-bedroom apartments.</p> <p>The scheme is to be delivered with support from the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>The scheme will include 178 cycle spaces on the site along with a combined pedestrian cycle route on the northern part of the development. The scheme includes air source heat pumps and has a 'no gas' approach meaning no gas boilers will be installed at the properties.</p> <p>Electric vehicle charging points will be included in the development for all homes and all car parking spaces for the apartments.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 3:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £22,404,738</p> <p>Total value of Combined Authority funding - £1,640,000</p> <p>Funding recommendation sought - £1,640,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>Kirkby Road (Oaklands) Wakefield</p>	<p><u>Scheme description</u></p> <p>The Kirkby Road (Oaklands) scheme will deliver a total of 128 homes consisting of 16 two-bedroom houses, 68 three-bedroom houses, 37 four-bedroom houses and seven two-bedroom bungalows.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The development will use energy efficient materials in the fabric of the buildings, including in the blocks and insulation to reduce energy loss and achieve the highest possible energy rating. Heating systems are intended to be based on air source heat pumps, however gas supply heating will be an option made available. Electric vehicle charging points will be installed at every property.</p> <p>The developer employs local trades and includes an annual intake of apprentices. There are three apprenticeships as part of this scheme. The development is also located near established bus routes and is within three miles of three railway stations which provide access to employment and education opportunities.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 2.5:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £39,271,576</p> <p>Total value of Combined Authority funding - £1,257,484</p> <p>Funding recommendation sought - £1,257,484</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Leeds City Village Phase 1</p> <p>Leeds</p>	<p><u>Scheme description</u></p> <p>The Leeds City Village Phase 1 scheme will deliver 591 residential dwellings which will be developed in three blocks and includes 102 affordable housing units.</p> <p>The scheme will develop a mix of apartments comprising 288 one-bedroom, 266 two-bedroom and 37 three-bedroom apartments.</p> <p>The scheme will also deliver 8,385 square feet of commercial space for office use and community amenities including retail and leisure.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The scheme includes efficient heating and hot water systems including a Micro Combined Heat and Power Plan and low energy efficient lighting. The scheme includes provisions for electric vehicle charging and 299 cycle spaces.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 2.1:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £200,330,000</p> <p>Total value of Combined Authority funding - £7,667,000</p> <p>Funding recommendation sought - £7,667,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Middlecross Extra Care</p> <p>Leeds</p>	<p><u>Scheme description</u></p> <p>The Middlecross Extra Care scheme will develop 65 specialist affordable rented apartments for those aged 55 or older, or for people with an identified care need, to provide independent living. 52 of the apartments will be one-bedroom and 13 of the apartments will be two-bedroom.</p> <p>The scheme will include communal catering facilities, a dining area, a communal lounge, activity rooms, hair dressing salon, scooter storage and cycle storage. The scheme will include drop off ambulance bays and care provisions will be provided on site.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>The project will be built using low carbon alternatives to provide heating and hot water and will have high insulation standards, to support lower running costs for tenants. Proposals are being explored for a Ground Source Heat Pump Loop System to be installed.</p> <p>This scheme forms part of Leeds City Council's Housing Growth Programme and supports priorities to provide accommodation to meet the needs for a number of groups with protected characteristics including older people.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 2.3:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £19,472,238</p> <p>Total value of Combined Authority funding - £1,300,000</p> <p>Funding recommendation sought - £1,300,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Parkwood Mills</p> <p>Kirklees</p>	<p><u>Scheme description</u></p> <p>The Parkwood Mills scheme will deliver 39 new homes and regenerate 0.92 hectares of brownfield land in the Huddersfield area.</p> <p>The site consists of two derelict mills and an existing car park which once redeveloped will provide four two-bedroom homes, four three-bedroom homes, four four-bedroom homes, 19 one-bedroom apartments and eight two-bedroom apartments.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>The development will improve the quality of housing in the neighbourhood and reduce anti-social behaviour.</p> <p>The scheme will retain one of the two existing mills which will result in reduced carbon emissions. In addition, the scheme will use recycled materials and meet low energy building standards.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.4:1. This is categorised as 'acceptable' value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £8,042,483.</p> <p>Total value of Combined Authority funding - £600,000.</p> <p>Funding recommendation sought - £600,000.</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Plane Street</p> <p>Kirklees</p>	<p><u>Scheme description</u></p> <p>The Plane Street scheme will develop 30 affordable rented homes within the Kirklees area. The scheme will regenerate 1.86 acres of brownfield land.</p> <p>The scheme will be 100% affordable, delivering nine two-bedroom homes and 21 three-bedroom homes.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The scheme will adopt a fabric first approach that is fully compliant with building regulations. High levels of insulation will reduce heat loss.</p> <p>The scheme will adopt the principles of the Code for Sustainable Homes Level 3, which will allow the properties to achieve a 25% reduction in carbon emissions when compared to a similar home built to meet regulations.</p> <p>The site has good transport links providing further access to employment and education within Huddersfield and wider West Yorkshire areas.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.1:1. This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £8,917,379</p> <p>Total value of Combined Authority funding - £450,000</p> <p>Funding recommendation sought - £450,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF St Cecilia Street Leeds</p>	<p><u>Scheme description</u></p> <p>The St Cecilia Street scheme will develop 78 social rented apartments in Leeds, comprising of 46 one-bedroom apartments, 28 two-bedroom apartments and four three-bedroom apartments. 38 cycle storage spaces will be provided.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>All 78 apartments will be delivered to a standard exceeding building regulations by using low carbon hot water systems, low water usage products, and high levels of insulation throughout the building. The scheme will connect to the Leeds Pipes Heat Network.</p> <p>30% of the homes will be developed to standards for accessible and adaptable dwellings and 2% of the homes will be developed to wheelchair adaptable standards.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1:1 This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £17,889,004</p> <p>Total value of Combined Authority funding - £1,250,000</p> <p>Funding recommendation sought - £1,250,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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Other decisions relevant to the Place, Regeneration and Housing Committee

3.10 Since the Place, Regeneration and Housing Committee meeting on 02 March 2023, the project and programmes in **Appendix 1** have been assessed in line with the Combined Authority's assurance process and approved by the Combined Authority or through agreed delegations to the Combined Authority's Chief Executive.

4 Information

4.1 The Combined Authority's assurance framework requires that formal approval is given to the following elements of a scheme as part of its development:

- The progression of a scheme through a decision point to the next activity.
- Indicative or full approval to the total value of the scheme funding requested.
- The Combined Authority's entry into a funding agreement with the scheme's promoter.
- The assurance pathway and approval route for future decision points.
- The scheme's approval tolerances.

4.2 This report provides information required to enable the Combined Authority to approve each of the above elements.

Projects in Stage 1: Assessment and Sequencing

4.3 There are no schemes to review at this stage.

Projects in Stage 2: Scheme development

Project Title	BHF Bradford Road Idle
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.4 This scheme will be funded from Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.5 The Bradford Road Idle scheme will develop 51 specialist senior living apartments on the Former Blakehill works in Idle, Bradford. The site is currently cleared however, due to the previous quarry usage, there are increased costs associated with the development.
- 4.6 The scheme will be delivered by the UK's largest builder and manager of specialist senior living accommodation. The developer is committed to improving the quality of life for the ageing population through changing the perception of ageing, supporting policy changes, and highlighting social inequalities that affect older people.
- 4.7 The development includes 36 one-bedroom apartments, 15 two-bedroom apartments and 20 car parking spaces, including two disabled parking spaces. A communal residents garden will provide 420 square metres of green amenity space. A resident's lounge will be complemented by 47 square metres of patio terrace. All ground floor apartments will have a private patio and the upper floor apartments will have a Juliet balcony to maximise natural light and fresh air.
- 4.8 The developer is a strategic partner of Homes England and have been awarded funding to deploy the Older Persons Shared Ownership (OPSO) scheme, which facilitates the movement of older people into specialist accommodation, and boosts access to affordable homes through an innovative tenure type where prospective homeowners can acquire a subsidised apartment ranging with between 25% and 75% ownership.

4.9 The scheme objectives are:

- To improve the quality, range, choice, and tenure of senior living accommodation by delivering 51 apartments by 2025.
- Remediate 0.4 hectares of brownfield land by mid-2024 to facilitate the development of new specialist homes.
- To encourage the creation of a range of job opportunities for people within the Idle and Bradford areas.

4.10 The scheme aligns with the following Mayoral priorities:

- To build 5000 sustainable homes including council houses and affordable homes: This scheme will develop 51 specialist senior living apartments.
- To tackle the climate emergency and protect our environment: The scheme will comply with building regulations and install photovoltaic panels on the roof to reduce mains power use.
- To support local businesses and be a champion for our regional economy: The scheme will use local supply chains wherever possible, and the construction will utilise modern methods of construction through the use of a light gauge steel frame, manufactured in Leeds.

4.11 A summary of the scheme's business case and location map is included in **Appendix 2**.

Outputs and Outcomes

4.12 The scheme outputs include:

- Deliver 51 specialist senior living apartments by 2025.
- Support up to 85 construction roles and up to 6 full time property management positions upon completion of the scheme.
- Development of 20 car parking spaces including 2 disabled spaces.

4.13 The scheme outcomes are:

- Promote a healthier way of life for homeowners by reducing isolation.
- Increase the availability of housing for families through releasing underoccupied homes.

4.14 The benefit cost ratio (BCR) for the scheme is 1.3:1 representing acceptable value for money.

Tackling the Climate Emergency Implications

4.15 Photovoltaic panels will be installed on the roof of the building to reduce emissions and fuel costs.

4.16 Sustainable travel will be encouraged for our construction workers, staff, and homeowners. The site is located on a main bus route and homeowners will

have access to an Enterprise Car Club to promote sustainable travel and reduce reliance on a personal car.

- 4.17 A Stage 2 Carbon Impact Assessment (CIA) has been completed. The whole life-cycle carbon assessment estimates a total of 2,032 tonnes of carbon dioxide equivalent (tCO₂e) for the proposed scheme which equates to 625 kilograms of carbon dioxide equivalent per square metre (kgCO₂e/m²). This figure is below the carbon benchmark for current average building design standards of 1,200 kgCO₂e/m².

Inclusive Growth Implications

- 4.18 The development is close to a range of retail services and other complementary facilities, supported by access to open spaces and public transport which help support independent and healthy lifestyles along with supporting the local economy.

Equality and Diversity Implications

- 4.19 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.
- 4.20 The scheme will be developed to meet building regulations.
- 4.21 A lift will be installed to enable access to each of the three floors. A mobility buggy store is also proposed to be positioned on the ground floor adjacent to resident's garden.
- 4.22 Agenda Item 10 includes an update on the Dementia-ready Housing Taskforce and provides a list of criteria defining a dementia-ready home. The scheme incorporates several of the measures listed and discussions with the developer on this topic have been positive.

Consultation and Engagement

- 4.23 Consultation has been undertaken as part of the planning process.

Risks

- 4.24 The scheme risks and mitigations include:
- That build costs increase due to escalating levels of inflation. This has been mitigated through competitive tendering of suppliers to ensure the best value is obtained.
 - That there are supply chain constraints for the procurement of materials and equipment. This has been mitigated by ongoing communication and engagement with suppliers.
 - That the bat survey finds the presence of bats which could cause delays. This is mitigated by ordering the survey to commence as soon as possible and adding contingency into the project timeframe.

- That the fire strategy may not be signed off which could lead to design changes and delays to the development. This is mitigated by close engagement and communication for signing the strategy.

Costs

- 4.25 The total scheme costs are £10,783,362.
- 4.26 The Combined Authority’s contribution is £341,500 from the Brownfield Housing Fund.
- 4.27 The remaining funding is:
- £371,000 from Homes England.
 - £10,070,862 from private sector contributions.
- 4.28 The Combined Authority will need to enter into a funding agreement with McCarthy Stone Retirement Lifestyles Ltd. for expenditure of up to £341,500.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	30/04/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	30/06/2025

Other Key Timescales

- The BHF programme timescales require all schemes to Start on Site by 31 March 2025.

Assurance Tolerances

- 4.29 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remains within +10% of those outlined in this report. Project timescales remain within the programme timescales outline within this report. Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.30 This scheme will provide housing within the Bradford area that is specific for older residents. There is a strong strategic alignment, and the developer has experience developing and managing this type of accommodation.
- 4.31 The business case states that there has been an increase in the older population within Bradford (28% increase in the 65+ age group between 2001 and 2019) equating to a need of 217 specialist C3 use class properties per year. A similar residential scheme was developed in 2011 in Idle (Jowett Court) which is under the developer's management. This shows that there is a need for this type of accommodation within the area.
- 4.32 The site is near Morrisons supermarket, a Homebase unit, a Pharmacy, an Opticians, and a discount store. There are also public open spaces at nearby locations providing access to open green space which are easily accessible by either public transport or straightforward walking routes.
- 4.33 The economic case has been assessed in accordance with Department for Levelling Up, Housing & Communities (DLUHC) guidance along with Green Book guidance. Planning approval has been obtained and pre-commencement conditions have been discharged with pre-occupation conditions being prepared for discharge.
- 4.34 Consultation was undertaken as part of the planning application process with a leaflet profiling the plans issued to 147 households within proximity to the site. Ward councillors were also engaged with and were supportive of the scheme.

Recommendations

- 4.35 The Place, Regeneration and Housing Committee, subject to conditions set by the Portfolio Investment Panel, approves that:
- (i) The BHF Bradford Road Idle scheme proceeds through decision point 2 to 4 (business justification) and work comments on activity 5 (delivery).
 - (ii) Approval to the Combined Authority's contribution of £341,500 is given. The total scheme value is £10,783,362.
 - (iii) The Combined Authority enters into a funding agreement with McCarthy Stone Retirement Lifestyles Ltd. for expenditure of up to £341,500.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined within this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	BHF Elland Town Hall
Stage	2 (scheme development)
Decision Point	4 (full business case)

Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.36 This scheme will be funded from Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.37 The Elland Town Hall scheme will renovate the Grade II listed former Elland Town Hall which is located within the Elland Town Centre conservation area in the Calderdale district. The upper floors of the building are dilapidated and currently not in use. Some of the ground floor is also not in use.
- 4.38 The renovated building will provide 55 apartments for rent, including 44 one-bedroom and 11 two-bedroom apartments, as well as refurbished commercial space on the ground floor.
- 4.39 The scheme supports the Combined Authority's priorities by boosting productivity through providing refurbished commercial space on the ground floor of the building, enabling inclusive growth by creating apprenticeships and providing employment for local contractors and tackling the climate emergency through the use of recycled and resilient materials.
- 4.40 The objectives for this scheme are to:
- Restore the grade II listed building back to productive use by March 2025.
 - Provide 55 new homes in a key priority urban area.
 - Refurbish 218 square metres of commercial floorspace.
- 4.41 The scheme supports the following Mayoral priorities:
- To create 1,000 well paid, skilled jobs for young people: The scheme will support four apprenticeships during the construction period.

- Prioritise skills and training to ensure everyone in West Yorkshire has the skills they need to secure work: The developer will employ people and trades from the local community through local sub-contractors.
- Support local businesses and be a champion for our regional economy: The scheme will use local sub-contractors during the construction process where possible and the refurbishment of the ground floor retail space will accommodate new businesses.
- Build 5000 sustainable homes including council houses and affordable homes: The scheme will providing 55 new homes through conversion and restoration of an existing Grade II listed building.

4.42 The value for money assessment reflects a benefit cost ratio (BCR) of 1:1. This is categorised as acceptable value for money.

4.43 A summary of the scheme's business case and location map is included in **Appendix 3**.

Outputs and Outcomes

4.44 The scheme outputs include:

- 55 new homes available for rent by March 2025.
- Regeneration of a Grade II listed building by March 2025.
- Refurbishment of 218 square metres of ground floor retail space to accommodate new businesses.
- Safeguard 77 construction jobs through the construction period.

4.45 The scheme outcomes are:

- An increase in the number of residents and footfall in Elland Town Centre.
- An increase of business in Elland Town Centre through renovation of currently vacant commercial space in the building.
- Supporting local businesses and trades.
- Safeguarding of a grade II listed building.

Tackling the Climate Emergency Implications

4.46 The homes will be in a central location in Elland reducing the need for travel by car. No dedicated car parking is provided in the development, but cycle parking facilities are included to promote travel by bike. The building is within a short walk of the planned new Elland Rail Station which will encourage use of public transport.

4.47 The scheme has been designed to minimise the carbon impact wherever possible by using recycled and durable materials which will avoid repairs and unnecessary maintenance.

- 4.48 The use of local contractors will minimise transport and the associated carbon emissions during construction.
- 4.49 A Carbon Impact Assessment has not yet been provided. The promoter will provide one in the Approval to Proceed submission.

Inclusive Growth Implications

- 4.50 The scheme inclusive growth implications include:
- The scheme will bring the Elland Town Hall building back into full productive use, contributing to the growth of the local economy in Elland Town Centre which has been designated as a priority regeneration zone by Calderdale Council.
 - The scheme will draw up to potentially 132 new residents into Elland Town Centre, stimulating the local economy and supporting sustainable growth.

Equality and Diversity Implications

- 4.51 An Equality Impact Assessment (EqIA) has been provided for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.
- 4.52 An updated EqIA will be provided in the Approval to Proceed submission.
- 4.53 The scheme includes a lift to facilitate access to part of the of the Southgate block of the building. However, access to the block on Huddersfield Road is via stairs only.

Consultation and Engagement

- 4.54 The promoters undertook public consultation and engagement on the scheme as part of the planning application process. They also consulted with Key Stakeholders, including Historic England, Calderdale Council, West Yorkshire Police and adjoining neighbours of the building. Details of the responses, which were positive, can be found at the planning portal under Planning Application No. 23/00201/FUL. Engagement with relevant stakeholders will continue through the construction process. No further public consultation is planned.

Risks

- 4.55 The scheme risks and mitigations include:
- Revenue decrease as a result of difficulty selling the apartments. This has been mitigated through extensive market research as part of the strategic case.
 - Contamination is found on site requiring remediation and resulting in higher costs. This is mitigated by extensive environmental investigations to determine the level of work required.

- Construction material shortages as a consequence of COVID-19, the Ukraine/ Russian war and Brexit. This is mitigated by checking availability and ordering of materials in advance.

Costs

- 4.56 The total scheme costs are £7,243,000.
- 4.57 The Combined Authority’s contribution is £840,000 from the Brownfield Housing Fund.
- 4.58 The remaining £6,403,000 of funding is private sector funding with:
- 4.59 The Combined Authority enters into a funding agreement with Elland Town Hall Ltd for expenditure of up to £840,000.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/05/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/10/2025

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.
- Completion of construction is estimated to be by July 2025.

Assurance Tolerances

- 4.60 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remain within +10% of those outlined in this report. Project timescales remain within the programme timescales outlined within this report. Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.61 The strategic case is well established, providing new homes in an area which has trouble achieving housing completions and helping to accommodate expected increase in demand from single person households.
- 4.62 The scheme currently presents sufficient value for money to warrant support, this is only by a marginal amount and could be adversely affected by any changes to the scheme.
- 4.63 The promoter has identified an established design team and has a procurement strategy.
- 4.64 The developer originally requested a higher grant amount however upon consideration by the Combined Authority, the grant was adjusted to £840,000 which is reasonable to deliver the scheme.
- 4.65 There are some unresolved risks, particularly the financial risks associated with possible interest rate increases. The developer has experience delivering schemes of this type.

Recommendations

- 4.66 The Place, Regeneration and Housing Committee, subject to the conditions set by the Portfolio Investment Panel, approves that:
 - (i) The BHF Elland Town Hall scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
 - (ii) An approval to the Combined Authority's contribution of £840,000 is given. The total scheme value is £7,243,000.
 - (iii) The Combined Authority enters into a funding agreement with Elland Town Hall Ltd for expenditure of up to £840,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	BHF Hough Top Court
Stage	2 (scheme development)
Decision Point	2 (strategic outline case) and 4 (full business case)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.67 This scheme will be funded from Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.68 This scheme forms part of Leeds City Council's Housing Growth Programme. The Council Housing Growth programme supports priorities to provide housing that meets the needs of a number of groups with protected characteristics.
- 4.69 The site for development is the former Hough Side High School which was demolished in 2021/22. The site is approximately 1.5 miles west of Pudsey Town Centre and 4.5 miles east of Leeds City Centre. The homes will be within walking distance of a number of amenities and facilities such as Swinnow Park and children's play area, a Post Office, local shops and Swinnow Community Centre.
- 4.70 The scheme will develop 82 100% affordable new build council homes. The homes will be comprised of:
- 28 two-bedroom houses
 - 23 three-bedroom houses
 - Four four-bedroom houses
 - 17 one-bedroom apartments (including two M4(3) wheelchair adaptable apartments)
 - 10 two-bedroom apartments
- 4.71 The scheme objectives are to:
- Deliver 82 affordable new homes by Summer 2026.
 - Create 137 car parking spaces and 178 cycle parking spaces.

- Remediate approximately 2.5 hectares of brownfield land.

4.72 The scheme aligns with the following Mayoral priorities:

- Build 5000 sustainable homes including Council houses and affordable homes: The scheme directly contributes to this priority through the provision of 82 homes.
- Tackle the climate emergency and protect our environment: The development includes a number of low-carbon measures.
- Create 1000 well paid, skilled jobs for young people: The scheme will support jobs: The contractor will be set targets to include apprenticeships, work experience and school or college workshops.

4.73 A summary of the scheme's business case and location map is included in **Appendix 4**.

Outputs and Outcomes

4.74 The scheme outputs include:

- To deliver 82 homes by Summer 2026.
- To deliver 178 cycle spaces on the site along with a combined pedestrian cycle route on the northern part of the development.
- To create public open space on the site including areas of recreation, play equipment and a fitness trim trail.
- To regenerate approximately 2.5 hectares of brownfield land.

4.75 The scheme outcomes are:

- To improve the quality of housing and potentially increase surrounding neighbourhood property values.
- To reduce antisocial behaviour within the area through regeneration of brownfield land and development of housing.
- To improve the energy and thermal efficiency performance of houses.

4.76 The benefit cost ratio (BCR) for this scheme is 3:1 representing high value for money.

Tackling the Climate Emergency Implications

4.77 The scheme tackling climate emergency implications are:

- The scheme includes air source heat pumps and has a 'no gas' approach meaning no gas boilers will be installed at the properties.
- The development will adopt a fabric first approach. This means that there will be high levels of insulation to the floors, walls, roofs along with doors and windows to reduce heat loss.

- Electric vehicle charging points will be included in the development for all homes and all car parking spaces for the apartments.
- A Residential Travel Plan Fund will be provided to promote sustainable travel.
- The development includes the installation of bird boxes, bat boxes and bee bricks to support wildlife.

Inclusive Growth Implications

4.78 The scheme inclusive growth implications include:

- The contractor will set social value targets within the construction contract on School, College and University site visits and workshops, work experience placements, apprentices, and progression into employment.
- The site is close to sustainable travel routes providing access to employment and education.

Equality and Diversity Implications

4.79 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.80 41 homes will be developed to M2(2) accessible (25 apartments and 16 houses), and two homes will be developed to M4(3) wheelchair adaptable standard. Provision will also be put in place to ensure that M4(1) non-adapted properties can be easily adapted to further increase their accessibility.

4.81 The apartment development will contain a wheelchair accessible lift providing access to all floors.

Consultation and Engagement

4.82 Consultation has taken place as part of the planning approval process.

Risks

4.83 The scheme risks and mitigations are:

- There is a risk of discovering adverse ground conditions within the site, which delay the discharge of pre-commencement planning conditions, start on site and construction activities. This is mitigated by completing site investigations to identify ground conditions.
- The risk of continued inflation for materials and project costs, resulting in the project being too expensive to deliver. This is mitigated by a consultant review of the inflation costs.
- Due to ongoing surveys being competed, there is a risk of asbestos being present on the site. This is being mitigated through ongoing

discussions with the contractor regarding additional surveys to de-risk the site.

- There is a risk of cost and timeframes increases if the density of the development in proximity of the gas main is deemed too high to comply with Northern Gas Network guidance. This is mitigated by continued dialogue with Northern Gas Network to ensure the requirements are adhered to.
- The substation requirements may not be confirmed early enough in the pre-construction stage, resulting in delays to the programme and increased costs. This has been mitigated through substation upgrade costs being factored into the cost plan and ongoing liaison with Northern Power Grid.

Costs

- 4.84 The total scheme cost is £22,404,738.
- 4.85 The Combined Authority's contribution is £1,640,000 from the Brownfield Housing Fund.
- 4.86 The remaining funding is £20,764,738 from Leeds City Council
- 4.87 The Combined Authority will need to enter into a funding agreement with Leeds City Council for expenditure of up to £1,640,000 from the Brownfield Housing Fund.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (PEP)	31/05/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (PEP)	31/10/2025

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to Start on Site by 31 March 2025.
- This scheme is anticipated to commence on site in July 2024.
- The estimated completion date for the homes is March 2026.

Assurance Tolerances

- 4.88 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remains within +10% of those outlined in this report.
Project timescales remain within the programme timescales outlined within this report.
Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.89 This scheme will develop brownfield land in the Pudsey/ Swinnow area of Leeds to provide 82 new affordable rented homes. The proposed property mix consists of 55 houses (including two, three and four bedrooms) and 27 apartments (including one and two bedrooms). The Pudsey Ward includes Lower-layer Super Output Areas (LSOA) which have worsened and moved higher up the rank of the most deprived 10% nationally. Demand data for Pudsey highlights that in Q1 2023/24, there were 1244 applicants for one to four-bedroom properties. This evidences the need to provide affordable housing within the area.
- 4.90 The business case discusses how the scheme supports Leeds City Council's pillars in the Council's Best City Ambition. It is also stated that the scheme supports the Combined Authority's Employment and Skills Framework. Leeds City Council have an ambition to develop 800 new affordable homes over the next three years and this scheme contributes towards this target. Information has been provided as to how the scheme aligns to the Combined Authority's Strategic Economic Framework and West Yorkshire Investment Strategy.
- 4.91 The business case states that a contractor was awarded an NEC4 Services Contract in May 2023 to develop the designs and complete pre-construction activities on the site. Options are currently being assessed for selection of a construction contractor and it is anticipated that a contract will be signed in June/ July 2024.
- 4.92 The planning application for this scheme has been submitted but has not yet been approved. Planning approval is expected in March 2024.

Recommendations

- 4.93 The Place, Regeneration and Housing Committee approves, subject to the conditions set by the Portfolio Investment Panel, that:
- (i) The BHF Hough Top Court scheme proceeds through decision point 2-4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval to the Combined Authority's contribution of £1,640,000 is given. The total scheme cost is £22,404,738.

- (iii) The Combined Authority enters into a funding agreement with Leeds City Council for expenditure of up to £1,640,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	Kirkby Road (Oaklands)
Stage	2 (scheme development)
Decision Point	4 (full business case)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.94 This scheme will be funded from the Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.95 The Kirkby Road (Oaklands) scheme will deliver a total of 128 homes across the site, with 116 to be completed by March 2027.
- 4.96 The site for development is the former Hemsworth Athletic Stadium located between Kirby Road and Southmoor Road. The site has been vacant for a number of years. The homes to be developed comprises of:
- 16 two-bedroom houses
 - 68 three-bedroom houses
 - 37 four-bedroom houses
 - Seven two-bedroom bungalows
- 4.97 The developer is a local housing developer based in South Yorkshire that has developed numerous housing developments in West Yorkshire and have previously worked with Wakefield and District Housing. The homes will be available for market sale. Due to the viability of the site, no affordable homes are included within the development as part of the planning process which received approval on 21st March 2023.
- 4.98 The scheme objectives are:
- To provide 128 new dwellings, with a commitment to 116 by March 2027.
 - To retain up to 66 local construction jobs through the construction period to 2028.

- To provide an economic injection to the local economy of at least £2,900,000.
- To regenerate 5.88 hectares of brownfield land into a development Hemsworth can be proud of by 2028.

4.99 The scheme supports the following Mayoral priorities:

- To create 1,000 well paid, skilled jobs for young people: Three apprentices will be employed.
- To prioritise skills and training to ensure everyone in West Yorkshire has the skills they need to secure work: Local people and trades personnel will be employed.
- To support local businesses and be a champion for our regional economy: The developer is an SME (small and medium sized enterprise) based in West Yorkshire.
- To tackle the climate emergency and protect our environment: The provision of open space, sustainable construction, and electric vehicle charging points helps tackle the climate emergency.

4.100 A summary of the scheme's business case and location map is included in **Appendix 5**.

Outputs and Outcomes

4.101 The scheme outputs include:

- 128 new homes.
- Regeneration of 5.88 hectares of brownfield land comprised of 4.68 hectares of housing and 1.26 hectares of amenity space.
- Safeguarding of up to 66 jobs throughout the construction period.
- Provision of electric vehicle charging points at every property.

4.102 The scheme outcomes are:

- The scheme will encourage the use of public transport due to the site location.
- The scheme will support local businesses through engagement with contractors and subcontractors from the West Yorkshire area.

4.103 The benefit cost ratio (BCR) for this scheme is 2.5:1 representing high value for money.

Tackling the Climate Emergency Implications

4.104 The development will use energy efficient building materials in the fabric of the buildings, including in the blocks and insulation to reduce energy loss and achieve the highest possible energy rating.

- 4.105 The promoter intends for the heating systems to be based on air source heat pumps, however gas supply heating will be an option made available. This will reduce reliance on fossil fuels and support lower energy costs for the residents.
- 4.106 Electric vehicle charging points will be installed at every property and the design of the homes will incorporate flood reduction measures.

Inclusive Growth Implications

- 4.107 The scheme inclusive growth implications include:
- The developer employs local trades and includes an annual intake of apprentices. There are three apprenticeships as part of this scheme.
 - The development is located near established bus routes and is within three miles of three railway stations which provide access to employment and education opportunities.

Equality and Diversity Implications

- 4.108 An Equality Impact Assessment has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.
- 4.109 The developer has an equal opportunities policy which states that all employees and job applicants will be treated fairly and equally. The homes will be available to all.

Consultation and Engagement

- 4.110 Consultation has been undertaken as part of the planning application and approval process.

Risks

- 4.111 The scheme risks and mitigations include:
- The risk that reservations would be slower than anticipated and therefore money from completions cannot be used to finance the next stage of housing delivery. This will be mitigated by working closely with the sales team and Office Manager.
 - The risk that the site may be contaminated to a greater extent than what is expected. This is mitigated through inclusion of a contingency within the cost plan.
 - The risk that the developer may lose trade staff to competitors which could impact on the ability to deliver the homes. This is mitigated through the employment of subcontractors where necessary.

Costs

- 4.112 The total scheme costs are £39,271,576.

4.113 The Combined Authority’s contribution is £1,257,484 from the Brownfield Housing Fund.

4.114 The remaining funding is £38,014,092 from the developer.

4.115 The Combined Authority enters into a funding agreement with Saul Construction Limited for expenditure of up to £1,257,484.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/07/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/03/2028

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.
- 116 homes to be completed by March 2027.

Assurance Tolerances

4.116 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remains within +10% of those outlined in this report. Project timescales remain within the programme timescales outline within this report. Outputs remain within -10% of those outlined in this report

Appraisal Summary

4.117 This scheme will develop housing and green space within the Hemsworth area which contributes towards much needed housing for West Yorkshire.

4.118 The business case outlines national and regional policies and strategies the scheme aligns with including the National Policy Planning Framework, Leeds City Region’s Housing Vision (2019) and Wakefield Housing Plan (2023-2026).

- 4.119 Wakefield City Council's (draft) local plan identifies the Hemsworth area for housing growth. It is stated that the 2019 Strategic Housing Market Assessment confirms that residential developments are needed within the area and houses are in good demand.
- 4.120 The developer has experience in developing and selling homes with similar sites referenced. Up to the business case submission date, there had been 50 informal enquires into the proposed development which was prior to commencement of formal marketing periods. Open days were planned for late 2023. This therefore contributes towards demonstrating the need for houses within the area.
- 4.121 At least 10% of houses across the development will be fitted with integrated bird brick to the rear, against adjacent vegetation to create new opportunities for nest birds. Appropriate lighting will be provided on dwellings close to the retained woodland and bat bricks will be provided in at least 10% of all houses within the development, including all houses which border the woodland.

Recommendations

- 4.122 The Place, Regeneration & Housing Committee, subject to conditions set by the Portfolio Investment Panel approves that:
- (i) The Kirkby Road (Oaklands) scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
 - (ii) Approval to the Combined Authority's contribution of £1,257,484 is given. The total scheme cost is £39,271,576.
 - (iii) The Combined Authority enters into a funding agreement with Saul Construction Limited for expenditure of up to £1,257,484.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	BHF Leeds City Village Phase 1
Stage	2 (scheme development)
Decision Point	4 (full business case)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.123 This scheme will be funded from Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.124 The Leeds City Village Phase 1 scheme will remediate 2.4 acres of brownfield land located on the edge of the city centre in the Burmantofts and Richmond Hill Ward. The scheme will deliver 591 residential dwellings to be developed in three blocks and includes 102 affordable housing units. The scheme also delivers 8,385 square feet of commercial and leisure space which could support up to 90 jobs once fully operational.
- 4.125 The scheme will develop a mix of apartments comprising 288 one-bedroom, 266 two-bedroom and 37 three-bedroom apartments of which eight will be units specifically designed to accommodate work facilities for those residing in them.
- 4.126 The homes will be available in a mix of tenures; 478 homes will be build to rent and 113 will be for sale on the open market. Affordable homes will be offered amongst both those offered for sale and those offered for rent.
- 4.127 The scheme contributes to the West Yorkshire Mayor's pledge to 'build 5000 sustainable homes' and 'support local businesses and be a champion for the regional economy'. The homes will be highly sustainable and energy efficient. Providing quality homes for rent within the city centre will support local businesses.
- 4.128 The scheme objectives are:
- To deliver a new residential-led neighbourhood on a brownfield site comprising 591 residential units, including 102 affordable homes by 2026, contributing to the Leeds Core Strategy net requirement of 51,952

new homes to be delivered across the city between the period 2017 to 2033.

- The scheme will support 170 jobs during the construction phase.
- To deliver 8,385 square feet of commercial space by 2026 in Blocks 3 and 4, aimed at office use and local community amenities including convenience retail and leisure facilities required for the new residential residents of the scheme and wider area.
- Support 90 jobs during the operational phase of the commercial floor space.
- Remediation of 0.97 hectares of disused brownfield land in a key strategic area of the Leeds City Centre 'Rim'.

4.129 A summary of the scheme's business case and location map is included in **Appendix 6**.

Outputs and Outcomes

4.130 The scheme outputs include:

- To deliver 591 homes by May 2026 of which 102 will be affordable. The homes comprise 288 one-bedroom flats, 266 two-bedroom flats and 37 three-bedroom flats.
- To deliver 8,385 square feet of commercial and leisure space which could support up to 90 jobs once fully in operation.
- To deliver 299 cycle spaces, 10 motorcycle spaces and 44 car parking spaces of which seven will be accessible and 24 are electric vehicle charging points.
- To deliver a landscaped communal square and grounds incorporating 82 native trees and low-level planting, birdboxes and bug hotels to support biodiversity.
- To provide 40 apprenticeship and work experience opportunities.

4.131 The scheme outcomes are:

- To provide high quality homes and make a significant contribution to Leeds City Council's housing targets.
- To encourage travel by public transport and by walking and cycling through the site's proximity to Leeds City Centre and the provision of cycle spaces.
- To generate economic benefits from construction as well as from the commercial space provided in the development once complete.

4.132 The benefit cost ratio (BCR) is 2.1:1 representing high value for money.

Tackling the Climate Emergency Implications

- 4.133 The scheme is in a city centre location close to transport hubs, amenities, and education all of which can be accessed on foot within 20 minutes. This will reduce reliance on travel by car and reduce carbon emissions.
- 4.134 Travel by walking and cycling is encouraged through the generous provision of 299 cycle spaces and only 44 car parking spaces.
- 4.135 The development will utilise highly efficient heating and hot water systems, including a Micro Combined Heat and Power plant, and low energy efficient lighting.
- 4.136 A Stage 2 Carbon Impact Assessment has been carried out and confirms that the total carbon impact of the scheme over the whole appraisal period will be 65,953.49 tonnes of carbon dioxide equivalent (tCO₂e). Against the baseline case the development provides a 95% reduction in carbon emissions during its operation owing to its electric only supply and its low carbon design features.

Inclusive Growth Implications

- 4.137 The scheme inclusive growth implications include:
- The scheme will provide a range of accessible homes in a central location for people of all ages with a safe exterior green space, public transport close by as well as jobs, education, and city centre amenities within easy reach.
 - 17% of the homes provided will be affordable as they will be either 20% below the market sale price or offered at 20% less than standard rent.
 - Seven affordable rented units will be offered at social housing rent through the Leeds City Councils 'transfer value' arrangement.
 - Of the 591 homes provided 497 or approximately 80% will be accessible which substantially exceeds the relevant housing standard of a minimum of 30%. In addition, 13 of these homes will be wheelchair accessible.

Equality and Diversity Implications

- 4.138 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.
- 4.139 An updated EQIA will be submitted as part of the Approval to Proceed.
- 4.140 A number of the homes will be developed to M4(2) accessible and adaptable dwellings, and M4(3) wheelchair user dwellings standards for accessibility.

Consultation and Engagement

- 4.141 Consultation has taken place as part of the planning application process.

Risks

4.142 The scheme risks and mitigations include:

- Construction and materials costs may increase due to inflation due to resource limitations. This is mitigated by including design risk and developer contingencies within the total scheme cost.
- There is a risk of reduced demand for the residential units leading to slower than anticipated sales. This is mitigated by communication strategies for advertising the homes and adding in contingencies to the programme for delays.
- There is a risk of obstructions concealed beneath the site increasing the challenge and costs of installing the piling needed to form the foundations of the scheme. The mitigation for this is to continue to survey the site as the surface level is excavated to allow time to manage any concealed issues.

Costs

4.143 The total scheme costs are £200,330,000.

4.144 The Combined Authority's contribution is £7,667,000 from the Brownfield Housing Fund.

4.145 The remaining funding is £192,663,000 from private sector funding.

4.146 The Combined Authority will need to enter into a funding agreement with Leeds City Village Ltd for expenditure of up to £7,667,000 from the Brownfield Housing Fund.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	28/06/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	30/10/2026

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.
- The scheme will start on site in April 2024 and completion of Phase 1 will be by the end of May 2026.

Assurance Tolerances

4.147 The previous approvals and assurance tolerances set are outlined below:

Control area	Baseline Tolerance approved by the CA at DP3		(Requested) Approval at DP4	Within tolerance?
Date	01/09/2022		29/02/2024	
Total Cost	£154,000,000		£200,330,000	
CA Funding	+5%	£7,667,000	£7,667,000	Y
Completion Date (DP5)	3 months	29/05/2026	30/10/2026	N
Outputs & Benefits	-20%	697 homes	591 homes	Y

4.148 The revised assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remain within +10% of those outlined in this report.
Project timescales remain within the programme timescales outlined within this report.
Outputs remain within -10% of those outlined in this report.

Appraisal Summary

4.149 This scheme will provide a substantial 591 units of housing on a brownfield site in Leeds including a significant 17% element of affordable homes. There is a strong strategic alignment with government and local housing policy and development aspirations for Leeds City Centre.

4.150 The scheme will be built to a sustainable design and will also create up to 90 jobs in the commercial and community space at ground floor level. Residents will increase the demand for services and products supplied by local businesses and have the opportunity to participate in paid work locally bringing economic benefits.

4.151 The costs for the scheme have risen significantly since outline business case, but the level of Combined Authority funding sought has not changed and the percentage of the total scheme costs being funded by the Combined Authority is now 3.8%.

Recommendations

4.152 The Place, Regeneration and Housing Committee, subject to the conditions set by the Portfolio Investment Panel, approves that:

- (i) The BHF Leeds City Village Phase 1 scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).

- (ii) Approval is given to the Combined Authority's contribution of £7,667,000. The total scheme cost is £200,330,000.
- (iii) The Combined Authority enters into a funding agreement with Tonia Cole Waterhouse (JV) Ltd for expenditure of up to £7,667,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances in this report.

Project Title	BHF Middlecross Extra Care
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.153 This scheme will be funded from the Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.154 The scheme forms part of Leeds City Council's Housing Growth Programme. The Council Housing Growth Programme supports a number of the equality improvement priorities identified by Housing and provides accommodation to meet a number of groups with protected characteristics.
- 4.155 The site for development is the former Middlecross Day Centre and Care Home in Armley which was demolished in 2018. Since then, the site has remained vacant and managed by Leeds City Council.
- 4.156 The scheme will develop 65 specialist accommodation units which will be available for affordable rent for those aged 55 or older or for those with an identified care need, to provide independent living. There will be 52 one-bedroom apartments and 13 two-bedroom apartments.
- 4.157 Each apartment will be a self-contained and care provisions will be provided on site, as required for each resident. The scheme will include communal facilities such as a catering and dining area for residents and members of the public, a communal lounge, activity rooms, hair dressing salon, scooter storage and cycle storage. The scheme also provides drop off ambulance bays.
- 4.158 The scheme objectives are:
- To deliver 65 specialist affordable apartments by February 2026.
 - To regenerate 0.79 hectares of brownfield land in Armley, which maximises the opportunity to recycle previously developed land in line with the city's strategic policy framework.

4.159 The scheme aligns with the following Mayoral priorities:

- To build 5000 sustainable homes including council houses and affordable homes: The scheme will deliver 65 homes.
- To create 1,000 well paid, skilled jobs for young people: The contractor intends to include jobs for local people, apprenticeships and work experience opportunities.
- To tackle the climate emergency and protect our environment: The scheme includes a number of low carbon and sustainable measures to reduce emissions.

4.160 A summary of the scheme's business case and location map is included in **Appendix 7**.

Outputs and Outcomes

4.161 The scheme outputs include:

- Delivery of 65 specialist affordable apartments for those aged 55 or over, or for those with an identified care need by February 2026.
- Creation of 30 car parking spaces, which includes 4 disabled spaces, of which a total of 12 will have Electric Vehicle (EV) charging points. The rest of the spaces will have infrastructure in place for EV charging in the future.
- Provision of 14 cycle storage spaces.

4.162 The scheme outcomes are:

- Leeds City Council have an ambition to develop 800 new affordable homes per annum and this scheme contributes towards the target.
- Encouraging more people to use buses by increasing their attractiveness for journeys through improved facilities and efficiency.
- Bringing an unproductive piece of brownfield land into use and improving the character and outlook of the site and surrounding area.

4.163 The benefit cost ratio (BCR) for the scheme is 2.3:1 representing high value for money.

Tackling the Climate Emergency Implications

4.164 The project will be built using low carbon alternatives to provide heating and hot water and insulation standards will be high. This will support lower running costs for tenants when compared to new homes built to meet building regulations.

4.165 The scheme has a no gas approach and ground source heat pumps will be installed, supporting lower running costs for residents and energy efficiency contributing to net zero carbon targets.

4.166 All 30 car parking spaces will have either electric vehicle charging points, or the infrastructure to be able to add the charging points at a later date.

Inclusive Growth Implications

4.167 The scheme inclusive growth implications include:

- The scheme contributes to Leeds Housing strategy by enabling residents to live independently with homes that meet their needs.
- The scheme supports Leeds Inclusive Growth Strategy (LIGS) ambitions relating to supporting communities to respond to economic change and improving housing in locations of change to tackle poverty and support growth. The scheme also supports the LIGS ambition of promoting a 21st Century Infrastructure through delivering housing of the right quality, type and range in the right places.
- The construction contractor intends to include new jobs for local people, apprenticeships, work experience opportunities, school and community engagement and engagement with the local supply chain to promote sub-contracting opportunities. The contractor will support younger people into employment within the construction industry.

Equality and Diversity Implications

4.168 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.169 All of the homes will be developed to M4(2) accessible standard so they can be accessible to most applicants such as older people, wheelchair users and any other persons with reduced mobility. Provision will be put in place to ensure that the properties can be easily adapted to further increase their accessibility and functionality while wall mounted switches and sockets will be accessible for applicants who have reduced reach.

4.170 The development will have step-free access into the building along with step free access to open space.

4.171 Agenda Item 10 includes an update on the Dementia-ready Housing Taskforce and provides a list of criteria defining a dementia-ready home. The scheme incorporates several of the measures listed and discussions with the developer on this topic have been positive.

Consultation and Engagement

4.172 Consultation for this scheme has been undertaken as part of the planning application and approval process.

Risks

4.173 The scheme risks and mitigations include:

- The risk of long lead times on new services which could cause delays. This will be mitigated by early planning & utility engagement by the design team and implementation and management of a utilities tracker.
- The risk of long lead times on key materials affecting overall contract delivery and delaying trades. This will be mitigated by monitoring supply chain issues and taking appropriate early intervention and action where required, and by sourcing alternate products when necessary.

Costs

4.174 The total scheme costs are £19,472,238.

4.175 The Combined Authority's contribution is £1,300,000 from the Brownfield Housing Fund.

4.176 The remaining funding is £18,172,238 from Leeds City Council.

4.177 The Combined Authority enters into a funding agreement with Leeds City Council for expenditure of up to £1,300,000 from the Brownfield Housing Fund.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (PEP)	31/05/2024
5 (delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (PEP)	31/03/2026

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to Start on Site by 31 March 2025.
- Construction completion is estimated for Autumn 2026.

Assurance Tolerances

4.178 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remains within +10% of those outlined in this report
Project timescales remain within the programme timescales outline within this report.
Outputs remain within -10% of those outlined in this report

Appraisal Summary

- 4.179 The business case discusses how the scheme supports Leeds City Council's pillars in the Council's Best City Ambition. It is also stated that the scheme supports the Combined Authority's Employment and Skills Framework. Leeds City Council have an ambition to develop 800 new affordable homes per annum and this scheme contributes towards this target.
- 4.180 The scheme will provide open space and attractive gardens on site along with a planting area for residents and visitors. The scheme will also try to support wider community health and wellbeing were possible and may invite residents to activities held at the site to add help integrate the scheme into the community.
- 4.181 A contractor to deliver the scheme has recently been selected and planning permission was approved in April 2023.

Recommendations

- 4.182 The Place, Regeneration and Housing Committee approves, subject to the conditions set by the Portfolio Investment Panel, that:
- (i) The BHF Middlecross Extra Care scheme proceeds through decision point 2-4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval to the Combined Authority's contribution of £1,300,000 is given. The total scheme value is £19,472,238.
 - (iii) The Combined Authority enters into a funding agreement with Leeds City Council for expenditure of up to £1,300,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	BHF Parkwood Mills
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.183 This scheme will be funded from Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.184 The development is on a 0.92 hectares brownfield site on the western fringe of Huddersfield. It consists of two derelict mills and a triangular plot of land.
- 4.185 The scheme will deliver 39 new homes. One of the mills will be replaced by eight new build houses including four three-bedroom homes, four four-bedroom homes and 16 car parking spaces. The second mill will be converted into 27 apartments consisting of 19 one-bedroom apartments and eight two-bedroom apartments. On the triangular shaped land there will be new build cottages consisting of four two-bedroom homes and eight car parking spaces.
- 4.186 In 2005, part of this former mill neighbourhood site was redeveloped creating 183 apartments. Since then, the remaining redevelopment of the site has been stalled due lack of economic viability.
- 4.187 The scheme does not include affordable housing.
- 4.188 The scheme supports the Combined Authority's priority to enable inclusive growth as the removal of blight will improve the neighbourhood and deter anti-social behaviour. The scheme supports the priority to tackle the climate emergency through the use of recycled materials and by meeting low energy building standards.
- 4.189 The objectives for this scheme are to:
- Remediate 0.92 hectares of brownfield land by August 2025.

- Repurpose a vacant Grade II listed mill building into 27 apartments by August 2025.
- Create four new build cottages on the triangular land by February 2025.
- Create eight new build houses on the site of vacant Mill 5 by May 2025.

4.190 The scheme supports the following Mayoral priorities:

- Supporting local businesses and be a champion for our regional economy: The developer endeavours to use skills and suppliers from the West Yorkshire region where possible.
- Build 5000 sustainable homes: The scheme will deliver 39 homes.
- Tackling the climate emergency and protecting our environment: The scheme includes a number of low carbon considerations.

4.191 A summary of the scheme's business case and location map is included in **Appendix 8**.

Outputs and Outcomes

4.192 The scheme outputs include:

- 39 new homes including four two-bedroom homes, four three-bedroom homes, four four-bedroom homes, 19 one-bedroom apartments and eight two-bedroom apartments.
- 24 car parking spaces.
- Regeneration of 0.92 hectares of brownfield land.

4.193 The scheme outcomes are:

- The scheme will reduce antisocial behaviour within the area through regeneration of brownfield land and development of housing.
- The scheme will contribute to the Kirklees Council's housing delivery targets.

4.194 The benefit cost ratio (BCR) for the scheme is 1.4:1 representing acceptable value for money.

Tackling the Climate Emergency Implications

4.195 The scheme will retain one of the existing mills. This reduces the embedded carbon associated with the construction when compared to full demolition and rebuild, contributing towards the net zero targets for the region.

4.196 The scheme will use recycled materials where possible. The developer aims to use sustainable development measures and to build homes to the low energy building standards. Reduced energy consumption supports lower energy bills for the residents and reduces pollution.

4.197 The existing landscape including flora and fauna will be preserved as much as possible.

Inclusive Growth Implications

4.198 The scheme inclusive growth implications include:

- The removal of blight will deter anti-social behaviour, and potentially increase the property value in the neighbourhood, benefiting lower income households, to improve quality of life.
- The different housing options will provide opportunities to an area where housing values are significantly below national levels, to support housing inequality, to improve quality of life.
- The scheme is developed close to sustainable transport links for access to jobs, education, and health care.

Equality and Diversity Implications

4.199 An Equality Impact Assessment has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.200 The scheme will develop 39 new homes of various housing types and sizes to accommodate different groups.

4.201 The development is open to individuals of all racial and ethnic backgrounds and welcoming to the LGBTQ+ group. Both men and women will have equal access. The marketing of the development will promote diversity.

4.202 The removal of blight will reduce anti-social behaviour and improve safety and perceptions of safety for groups who feel unsafe.

4.203 No protected characteristic groups appear to be negatively impacted.

Consultation and Engagement

4.204 Consultation for this scheme has been undertaken as part of the planning application and approval process.

Risks

4.205 The scheme risks and mitigations include:

- The risk that there are additional unforeseen costs during the enabling works or due to inflation, leading to higher scheme costs. This has been mitigated by including a contingency within the total scheme costs.
- The risk that planning permission for the demolition of one of the mills is refused by the Local Planning Authority (LPA) and the potential that the scheme will not be progressed, resulting in delays and further deterioration of the mills. This has been mitigated by the developers long standing dialogue with the LPA addressing all comments raised.

Costs

- 4.206 The total scheme costs are £8,042,483.
- 4.207 The Combined Authority's contribution is £600,000 from the Brownfield Housing Fund.
- 4.208 The remaining funding is £7,442,483 from the developer.
- 4.209 The Combined Authority enters into a funding agreement with The PJ Livesey Group for expenditure of up to £600,000.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	30/05/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/10/2025

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.
- The scheme is expected to complete on site by August 2025.

Assurance Tolerances

- 4.210 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remain within +10% of those outlined in this report. Project timescales remain within the programme timescales outlined in this report. Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.211 The scheme aligns to several Kirklees Council and Combined Authority policies and strategies including priorities on the Climate Emergency, and Inclusive Growth.

- 4.212 The scheme supports the need to reduce anti-social behaviour within the vicinity due to the vacant mills. Inclusive growth will be achieved by the removal of blight, by increasing neighbourhood property values and providing different housing options. Numerous sustainable and low carbon measures will be adopted thereby contributing towards net zero. The homes will be accessible to all groups.
- 4.213 The developer has knowledge and experience of similar schemes, and has undertaken extensive site due diligence, including technical reports, providing confidence in the scheme's deliverability.
- 4.214 All the site land was purchased by the developer in 2005. A contingency of 6.77% has been applied to the construction costs and allows for inflation cost increases. There is a viability gap of £1,037,189, without the £600,000 grant this increases to £1,637,189. If the BHF funding is not approved, it is likely the contractor will not progress.

Recommendations

- 4.215 The Place, Regeneration and Housing Committee, subject to the conditions set by the Portfolio Investment Panel, approves that:
- (i) The BHF Parkwood Mills scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval is given to the Combined Authority's contribution of £600,000. The total scheme value is £8,042,483.
 - (iii) The Combined Authority enters into a funding agreement with P J Livesey Living Space (North) Limited for expenditure of up to £600,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route and tolerances outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	BHF Plane Street
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.216 This scheme will be funded from the Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.217 The scheme will be managed by a Registered Housing Provider that currently owns and manages 1,383 properties based in Leeds and Kirklees.
- 4.218 The Plane Street scheme will develop 30 affordable rented homes within the Kirklees area including nine two-bedroom homes and 21 three-bedroom homes.
- 4.219 The site for development is the former Stile Common School which was demolished around 2011. The site has good access to shops, medical and education facilities and is located between Huddersfield Town Centre and Newsome Village Centre.
- 4.220 The objectives for this scheme are to:
- Support approximately 100 construction jobs during the construction period from January 2024 to August 2025.
 - Support 10 apprenticeships during the construction period from January 2024 to August 2025.
 - Remediate 1.86 acres of brownfield land to the south of Huddersfield Town Centre by March 2025.
 - Build 30 new homes to EPC standard B by August 2025.
- 4.221 The scheme supports the following Mayoral priorities:
- Build 5000 sustainable homes including council houses and affordable homes: The scheme will deliver 30 affordable homes for rent.

- Support local businesses and be a champion for our regional economy: The scheme will be delivered by a local contractor who strive to use local labour and supply chain.
- Tackle the climate emergency and protect our environment: The scheme includes a number of low carbon and sustainable measures to reduce emissions.

4.222 A summary of the scheme's business case and location map is included in **Appendix 9**.

Outputs and Outcomes

4.223 The scheme outputs include:

- The remediation of 1.86 acres of brownfield land.
- 30 new affordable rented homes which meet the Code for Sustainable Homes Level 3, allowing the properties to achieve a CO2 reduction of at least 25%.
- The scheme will support 10 apprenticeships and local labour opportunities during the duration of the contract.
- 100 jobs supported through the duration of the contract.

4.224 The scheme outcomes are:

- The scheme will improve the quality of housing and potentially increase surrounding neighbourhood property values.
- The scheme will reduce antisocial behaviour within the area through regeneration of brownfield land and development of housing.

4.225 The benefit cost ratio (BCR) for the scheme is 1.1:1 representing acceptable value for money.

Tackling the Climate Emergency Implications

4.226 The scheme will adopt a fabric first approach that is fully compliant with Part L Building Regulations. This means that there will be high levels of insulation to the floors, walls and roofs to reduce heat loss. Photovoltaic panels will be installed on the roof of the buildings reducing reliance on the electric grid. All properties constructed will achieve EPC Band B rating.

4.227 The scheme will adopt the principles of the Code for Sustainable Homes Level 3, which will allow the properties to achieve a CO2 reduction of at least 25% when compared to a similar property that meets building regulations.

4.228 The scheme will be promoting sustainable travel, cycle storage and electric vehicle charging units per property. There will also be 57 car parking spaces provided.

4.229 The scheme will include planting, areas of amenity and green open space, and a sustainable drainage system.

Inclusive Growth Implications

4.230 The scheme inclusive growth implications include:

- The Housing Association works in partnership with Kirklees Council for local employment and training opportunities to be provided, and is committed to innovative, low carbon methods of construction which will help ensure that local people are fully equipped for future jobs in this area.
- The site for development is located 1.5km North of Newsome village which has a wide range of shops, medical facilities, educational facilities, and employment.
- The site is close to sustainable transport links providing further access to employment and education opportunities within Huddersfield and wider West Yorkshire areas.
- The scheme will accommodate high speed broadband throughout the development to improve connectivity.

Equality and Diversity Implications

4.231 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.232 The Housing Association looks to reduce discrimination based on characteristics and for people to be treated fairly and equally according to their needs, through challenging inequality, discrimination and unfairness.

4.233 The Housing Association helps to regenerate communities, provide opportunities for people and tries to be a voice for people who are under-represented.

Consultation and Engagement

4.234 Consultation for this scheme has been undertaken as part of the planning application process.

Risks

4.235 The scheme risks and mitigations include:

- Failure to remediate the site due to contamination resulting in the homes not being delivered and a financial loss to the Housing Association. This is mitigated through undertaking site investigations and testing of contaminants for costings to be provided.
- Failure to obtain current market building costs and cost inflation leading to increases meaning the scheme cannot be delivered. This risk has been mitigated as the scheme has been tendered and cost prices held until February 2024.

Costs

4.236 The total scheme costs are £8,917,379.

4.237 The Combined Authority's contribution is £450,000 from the Brownfield Housing Fund.

4.238 The remaining funding is:

- Kirklees Biodiversity Grant - £60,000
- Homes England Social Housing Grant - £1,740,000
- Additional Homes England funding - £390,000
- Homes England Recycled Capital Grant funding - £175,000
- Housing Association Private Finance - £6,102,379

4.239 The Combined Authority will need to enter into a funding agreement with Unity Housing Association for expenditure of up to £450,000.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/05/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/10/2025

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.
- Construction of the homes is estimated to commence in April 2024.
- The completion of the homes is estimated for August 2025.
- Financial closure is estimated for November 2025.

Assurance Tolerances

4.240 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances

Combined Authority funding remains within +10% of those outlined in this report.
Project timescales remain within the programme timescales outlined within this report.
Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.241 There is a recognised need for affordable housing to be developed in West Yorkshire and this scheme contributes towards this through the delivery of 30 affordable rented homes, of which Kirklees Council will have nomination rights to.
- 4.242 The scheme was originally part of the Kirklees small sites development programme and has remained undeveloped for over 10 years. The business case highlights cost increases as a result of hazardous materials on the site which require safe removal to unlock the land for development.
- 4.243 The economic case highlights that there are approximately 12,000 people registered for social housing within Kirklees and the numbers are expected to increase. Kirklees Housing strategy identifies the need for 1,730 new homes to be built per year until 2031 to meet demand. The scheme marginally exceeds the Brownfield Housing Fund threshold for a Benefit Cost Ratio (BCR) of 1:1 and there is a risk that any increases in public sector contributions or reduction in benefits will see the BCR falling below the required level.

Recommendations

- 4.244 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Portfolio Investment Panel:
- (i) The BHF Plane Street scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval is given to the Combined Authority's contribution of £450,000. The total scheme value is £8,917,379.
 - (iii) The Combined Authority enters into a funding agreement with Unity Housing Association for expenditure of up to £450,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	Brownfield Housing Fund St Cecilia Street
Stage	2 (scheme development)
Decision Point	4 (full business case)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:		
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.245 This scheme will be funded from Brownfield Housing Fund (BHF). The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.246 The St Cecilia Street scheme will regenerate 0.07 hectares of brownfield land and will deliver an 11-storey apartment block with 78 social rented apartments in Leeds City Centre, including 46 one-bedroom apartments, 28 two-bedroom apartments and four three-bedroom apartments. The ground floor will be a reception area, plant, cycle storage and cleaners' storage areas.
- 4.247 The scheme will be managed by the Registered Housing Provider and will provide much needed affordable housing in the Little London and Woodhouse ward, which is one of the most deprived wards in Leeds.
- 4.248 The site for development is in the Quarry Hill area of Leeds which has seen substantial regeneration over recent years. The area is now home to Northern Ballet, Leeds College of Music, the BBC, and the West Yorkshire Playhouse.
- 4.249 The objectives for this scheme are to:
- Remediate 0.07 hectares of brownfield land within Leeds City Centre by August 2024.
 - Build 4,152 square metres of new residential accommodation that will lead to the creation of 78 new social rented apartments by March 2026.
 - Provide 78 affordable social rented apartments, allowing those on lower incomes to live in a previously inaccessible location, close to employment opportunities, main transport hubs and entertainment by March 2026.
 - Deliver all 78 apartments to a standard exceeding Part L Building Regulations by March 2026.

4.250 The scheme supports the following Mayoral priorities:

- Build 5,000 sustainable homes including council houses and affordable homes: The scheme will deliver 78 affordable homes for rent.
- Prioritise Skills and Training to ensure everyone in West Yorkshire has the skills they need to secure work: Up to 5 apprenticeships and 159 construction jobs will be supported.
- Tackle the climate emergency and protect our environment: The scheme includes a number of low carbon measures to reduce emissions.

4.251 A summary of the scheme's business case and location map is included in **Appendix 10**.

Outputs and Outcomes

4.252 The scheme outputs include:

- 78 affordable rented apartments.
- 38 cycle storage spaces.
- The creation of 159 jobs and 5 apprenticeships during the construction period.
- The remediation of 0.07 hectares of brownfield land.

4.253 The scheme outcomes are:

- The development will attract new residents into the city and generate household spend which will support the local economy.
- Reduce antisocial behaviour within the area through regeneration of brownfield land and development of housing.
- The scheme will encourage active forms of travel due to its proximity to the City Centre.

4.254 The benefit cost ratio (BCR) for this scheme is 1:1 representing acceptable value for money.

Tackling the Climate Emergency Implications

4.255 All 78 apartments will be delivered to a standard exceeding the new Part L Building Regulations. This will be achieved through low carbon hot water and low water usage and high levels of insulation throughout the building.

4.256 The scheme will adopt a fabric first approach with high levels of insulation and low air permeability. Modern methods of construction will be used to reduce emissions such as pre-cast concrete panels and wall panels will be pre-fitted with energy efficient windows.

4.257 Low energy lighting, low water consumption equipment and mechanical ventilation with heat recovery will ensure that the energy consumption is minimised. The scheme will connect to the Leeds Energy from Waste District Heating Scheme (Leeds Pipes).

4.258 The apartments heating and domestic hot water will be generated by heat interface units in each apartment that will produce low temperature hot water to serve steel panel radiators for heating.

Inclusive Growth Implications

4.259 The scheme inclusive growth implications include:

- The St Cecilia Street scheme is located close to employment and education opportunities and is also near sustainable transport link, which supports travel by sustainable methods.
- The contractor for the scheme will develop an Employment and Skills Training Plan which will set out how employment and training can be provided as part of the construction contract.

Equality and Diversity Implications

4.260 An Equality Impact Assessment has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.261 30% of the homes will be developed to M4(2) accessible and adaptable dwellings standard and 2% of the homes will be developed to M4(3) wheelchair adaptable standards.

4.262 The development includes the installation of two lifts providing access to all floors and 1.5 metre turning circles will be on every floor outside the lifts and ramped access will be provided externally. The bin store and bike storage will be accessible.

Consultation and Engagement

4.263 Consultation for this scheme has been undertaken as part of the planning application process.

Risks

4.264 The scheme risks and mitigations are:

- The risk of collapse or damage to neighbouring buildings. This will be mitigated through appointing a party wall surveyor and carrying out a schedule of condition for Northern Ballet property, SOJO and Quarry Mill.
- The risk that the site is refused planning permission. This is mitigated by the scheme receiving delegated approval subject to minor points being addressed. Verbal confirmation of acceptance was received.
- It is expected that the building will have 24/7 security presence, which alongside the annual cost of connecting the homes to the Leeds Pipes network, could cause service charges to become too expensive. This is mitigated by continuing to monitor costs.

- The site may be contaminated to a greater extent than what is expected. This is mitigated by including a contingency allowance within the scheme cost plan.

Costs

4.265 The total scheme costs are £17,889,004

4.266 The Combined Authority’s contribution is £1,250,000 from the Brownfield Housing Fund.

4.267 The remaining funding is:

- £1,440,833 from Leeds City Council S106 Commuted Sum
- £9,373,572 from Homes England Strategic Partnership Grant
- £5,824,599 from Legal and General Capital Investments Limited

4.268 The Combined Authority enters into a funding agreement with Legal and General Affordable Homes (Development 3) Limited for expenditure of up to £1,250,000 from the Brownfield Housing Fund.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
Approval to Proceed	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	31/05/2024
5 (completion / service delivery)	Recommendation: Combined Authority's Portfolio Investment Panel Decision: Combined Authority's Director of Policing, Environment & Place (DoPEP)	30/06/2026

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.
- Start of delivery is estimated for August 2024.
- Completion of homes is estimated for March 2026.

Assurance Tolerances

4.269 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances

Combined Authority funding remains within +10% of those outlined in this report.
Project timescales remain within the programme timescales outlined within this report.
Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.270 The scheme has been redesigned to produce fewer apartments than originally anticipated following planning approval for an adjacent development which impact the scheme design. Delays throughout the planning approval process have resulted in cost increases the requirement of the Brownfield Housing Fund grant.
- 4.271 This scheme will create 78 homes, 100% of which will be affordable, within one of the most deprived areas of Leeds. The scheme has a clear alignment with Combined Authority, regional and national policies and strategies.
- 4.272 Demand for affordable housing is evidenced through the Leeds Strategic Housing Market Assessment (2017) and Leeds City Council's Housing Strategy 2022-2027. It is identified that there are over 26,000 applicants on the Leeds Homes Register wishing to be considered for social housing and 22% of applicants are identified as having an urgent housing need. There are around 300 bids per council home which reinforces the need for development of affordable housing in the region.
- 4.273 The benefit cost ratio (BCR) for this scheme marginally exceeds the required threshold for inclusion in the BHF programme. There is a risk that any further public sector costs and/or a reduction in benefits will mean the BCR drops below this required level.

Recommendations

- 4.274 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Portfolio Investment Panel:
- (i) The BHF St Cecilia Street scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
 - (ii) Approval to the Combined Authority contribution of £1,250,000 is given. The total scheme value is £17,889,004.
 - (iii) The Combined Authority enters into a Funding Agreement with Legal and General Affordable Homes (Development 3) Limited for expenditure of up to £1,250,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Projects in Stage 3: Delivery and Evaluation

4.275 There are no schemes to review at this stage.

5 Tackling the Climate Emergency implications

5.1 The Climate Emergency implications have been considered on all projects included in this report as part of their business case development.

6 Inclusive Growth implications

6.1 The inclusive growth implications have been considered on all projects included in this report as part of their business case development.

7 Equality and Diversity implications

7.1 Equality Impact Assessments (EqIA) have been undertaken on all projects included in this report as part of their business case development.

8 Financial implications

8.1 The report seeks endorsement to expenditure from the available Combined Authority funding as set out in this report.

9 Legal implications

9.1 The payment of funding to any recipient will be subject to a funding agreement being in place between the Combined Authority and the organisation in question.

10 Staffing implications

10.1 A combination of Combined Authority and local partner council project, programme and portfolio management resources are, or are in the process of, being identified and costed for within the scheme in this report.

11 External consultees

11.1 Where applicable scheme promoters have been consulted on the content of this report.

12 Recommendations (Summary)

BHF Bradford Road Idle

12.1 The Place, Regeneration and Housing Committee, subject to conditions set by the Portfolio Investment Panel approves that:

- (i) The BHF Bradford Road Idle scheme proceeds through decision point 2 to 4 (business justification) and work comments on activity 5 (delivery).
- (ii) Approval to the Combined Authority's contribution of £341,500 is given. The total scheme value is £10,783,362.

- (iii) The Combined Authority enters into a funding agreement with McCarthy Stone Retirement Lifestyles Ltd. for expenditure of up to £341,500.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined within this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Elland Town Hall

12.2 The Place, Regeneration and Housing Committee, subject to the conditions set by the Portfolio Investment Panel, approves that:

- (i) The BHF Elland Town Hall scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
- (ii) An approval to the Combined Authority's contribution of £840,000 is given. The total scheme value is £7,243,000.
- (iii) The Combined Authority enters into a funding agreement with Malik Group Holdings Ltd for expenditure of up to £840,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Hough Top Court

12.3 The Place, Regeneration and Housing Committee approves, subject to the conditions set by the Portfolio Investment Panel, that:

- (i) The BHF Hough Top Court scheme proceeds through decision point 2-4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval to the Combined Authority's contribution of £1,640,000 is given. The total scheme cost is £22,404,738.
- (iii) The Combined Authority enters into a funding agreement with Leeds City Council for expenditure of up to £1,640,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Kirkby Road (Oaklands)

12.4 The Place, Regeneration & Housing Committee, subject to conditions set by the Portfolio Investment Panel approves that:

- (i) The Kirkby Road (Oaklands) scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
- (ii) Approval to the Combined Authority's contribution of £1,257,484 is given. The total scheme cost is £39,271,576.

- (iii) The Combined Authority enters into a funding agreement with Saul Construction Limited for expenditure of up to £1,257,484.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Leeds City Village Phase 1

12.5 The Place, Regeneration and Housing Committee, subject to the conditions set by the Portfolio Investment Panel, approves that:

- (i) The BHF Leeds City Village Phase 1 scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
- (ii) Approval is given to the Combined Authority's contribution of £7,667,000. The total scheme cost is £200,330,000.
- (iii) The Combined Authority enters into a funding agreement with Tonia Cole Waterhouse (JV) Ltd for expenditure of up to £7,667,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances in this report.

BHF Middlecross Extra Care

12.6 The Place, Regeneration and Housing Committee approves, subject to the conditions set by the Portfolio Investment Panel, that:

- (i) The BHF Middlecross Extra Care scheme proceeds through decision point 2-4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval to the Combined Authority's contribution of £1,300,000 is given. The total scheme value is £19,472,238.
- (iii) The Combined Authority enters into a funding agreement with Leeds City Council for expenditure of up to £1,300,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Parkwood Mills

12.7 The Place, Regeneration and Housing Committee, subject to the conditions set by the Portfolio Investment Panel, approves that:

- (i) The BHF Parkwood Mills scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval is given to the Combined Authority's contribution of £600,000. The total scheme value is £8,042,483.

- (iii) The Combined Authority enters into a funding agreement with P J Livesey Living Space (North) Limited for expenditure of up to £600,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route and tolerances outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Plane Street

12.8 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Portfolio Investment Panel:

- (i) The BHF Plane Street scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval is given to the Combined Authority's contribution of £450,000. The total scheme value is £8,917,379.
- (iii) The Combined Authority enters into a funding agreement with Unity Housing Association for expenditure of up to £450,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF St Cecilia Street

12.9 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Portfolio Investment Panel:

- (i) The BHF St Cecilia Street scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery).
- (ii) Approval to the Combined Authority contribution of £1,250,000 is given. The total scheme value is £17,889,004.
- (iii) The Combined Authority enters into a funding agreement with Legal and General Affordable Homes (Development 3) Limited for expenditure of up to £1,250,000.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

13 Background Information

13.1 None as part of this report.

14 Appendices

- Appendix 1 – Other decisions relevant to the Place, Regeneration and Housing Committee (see below)

- Appendix 2 - BHF Bradford Road Idle - Business Case Summary
- Appendix 3 - BHF Elland Town Hall - Business Case Summary
- Appendix 4 - BHF Hough Top Court - Business Case Summary
- Appendix 5 - BHF Kirkby Road (Oaklands) - Business Case Summary
- Appendix 6 - BHF Leeds City Village Phase 1 - Business Case Summary
- Appendix 7 - BHF Middlecross Extra Care - Business Case Summary
- Appendix 8 - BHF Parkwood Mills - Business Case Summary
- Appendix 9 - BHF Plane Street - Business Case Summary
- Appendix 10 - BHF St Cecilia Street - Business Case Summary

Appendix 1 – Other decisions relevant to the Place, Regeneration and Housing Committee

Decisions made by the Combined Authority on 16 March 2023

- 14.2 The full agenda and papers for the meeting can be found on the [Combined Authority website here](#).

<p>Investment Priority 3 - Creating Great Places and Accelerated Infrastructure Portfolio West Yorkshire</p>	<p>Approval to proceed through decision point 1 (strategic assessment) and for work to commence on individual business cases</p> <p>Funding approved - £632,098</p> <p>Total indicative value of the portfolio - £72,044,680</p> <p>Total indicative value of Combined Authority funding - £7,132,098</p>
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Decisions made by the Combined Authority on 27 July 2023

- 14.3 The full agenda and papers for the meeting can be found on the [Combined Authority website here](#).

<p>Employment Land Accelerator Fund West Yorkshire</p>	<p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery)</p> <p>Funding approved - £2,000,000</p> <p>Total indicative value of the scheme - £2,000,000</p> <p>Total indicative value of Combined Authority funding - £2,000,000</p>
<p>Langthwaite Enterprise Zone Wakefield</p>	<p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery)</p> <p>Funding approved - £11,626,000</p> <p>Total indicative value of the scheme - £12,678,000</p> <p>Total indicative value of Combined Authority funding - £12,678,000</p>

Decisions made by the Combined Authority on 7 September 2023

- 14.4 The full agenda and papers for the meeting can be found on the [Combined Authority website here](#).

<p>Brownfield Housing Fund (BHF) Points Cross Phase 2 Leeds</p>	<p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery)</p> <p>Funding approved - £3,000,000</p> <p>Total indicative value of the scheme - £63,836,869</p> <p>Total indicative value of Combined Authority funding - £3,000,000</p>
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<p>Brownfield Housing Fund (BHF) - Sky Gardens Leeds</p>	<p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery) Funding approved - £2,850,000 Total indicative value of the scheme - £72,510,719 Total indicative value of Combined Authority funding - £2,850,000</p>
<p>Brownfield Housing Fund (BHF) – Water Lane Leeds</p>	<p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery). Funding approved - £4,600,000 Total indicative value of the scheme - £89,955,633 Total indicative value of Combined Authority funding - £4,600,000</p>

Decisions made by the Combined Authority on 12 October 2023

- 14.5 The full agenda and papers for the meeting can be found on the [Combined Authority website here](#).

<p>Housing Revenue Accelerator Fund West Yorkshire</p>	<p>Approval to proceed through decision point 2 (strategic outline case) and decision point 4 (full business case) and work commences on activity 5 (delivery) Funding approved - £3,068,000 Total indicative value of the scheme - £3,200,000 Total indicative value of Combined Authority funding - £3,200,000</p>
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Decisions made by the Combined Authority on 7 December 2023

- 14.6 The full agenda and papers for the meeting can be found on the [Combined Authority website here](#).

<p>Brownfield Housing Fund - Seacroft and Gipton Leeds</p>	<p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery) Funding approved - £1,760,000 Total indicative value of the scheme - £26,229,849 Total indicative value of Combined Authority funding - £1,760,000</p>
<p>Brownfield Housing Fund – Saxton Lane Leeds</p>	<p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery) Funding approved - £1,247,500 Total indicative value of the scheme - £41,372,693 Total indicative value of Combined Authority funding - £1,247,500</p>

Decisions made by the Combined Authority's Chief Executive

- 14.7 The decisions were made by the Chief Executive following a recommendation from the Combined Authority's Programme Appraisal Team.

<p>Brownfield Housing Fund (BHF): Cow Green, Halifax</p> <p>Calderdale</p>	<p>Approval of the BHF Cow Green scheme to proceed through decision point 4 (full business case) and for work to commence on activity 5 (delivery) subject to Approval to Proceed.</p> <p>Funding approved: £2,100,000</p> <p>Total value of the scheme: £20,675,000</p> <p>Total value of Combined Authority funding: £2,100,000</p>
<p>Brownfield Housing Fund (BHF): Kirkstall Road Residential Development</p> <p>Leeds</p>	<p>Approval of the BHF Kirkstall Road Residential Development scheme to proceed through decision point 4 (full business case) and for work to commence on activity 5 (delivery) subject to Approval to Proceed.</p> <p>Funding approved: £5,758,472</p> <p>Total value of the scheme: £142,272,194</p> <p>Total value of Combined Authority funding: £5,758,472</p>

Project Overview

Project Title	BHF Bradford Road Idle
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£10,783,362
Funding Applied for from the Combined Authority	£341,500
Other public sector funding amounts and sources	£371,000 – Homes England
Private sector funding amounts	£10,070,862

Scheme Description

The Bradford Road Idle scheme will remediate 0.4 hectares of brownfield land and develop 51 specialist senior living apartments on the former Blakehill Works in Idle, Bradford. The scheme will include 36 one-bedroom apartments, 15 two-bedroom apartments and 20 car parking spaces, including two disabled spaces.

Communal gardens, a resident's lounge and a patio terrace will be included. Individual apartments will have either a private patio or a Juliette balcony.

Business Case Summary

Strategic Case

There has been a 28% increase of people in the 65+ age group in Bradford between 2001 and 2019. This has resulted in a local need for 6,100 additional specialist homes including both C2 (residential institutions) and C3 (dwelling houses) use classes. 3,900 additional dwellings are needed specifically within the C3 use class to which this application applies. This equates to an identified need of 217 specialist C3 properties per year.

The development of this specialist accommodation will increase living standards by creating new housing for older people. The apartments will be priced to meet the needs of local people. Section 62 of the National Planning Policy Framework details the importance of expanding the supply of specialist housing, including older persons accommodation. This will help to increase living standards for those who choose to move, whilst also releasing much needed larger family homes within the housing system.

Economic Case

Options have been assessed for the development of the scheme resulting in the selection of the preferred option. The benefit cost ratio for the scheme is 1.3:1 representing acceptable value for money.

Commercial Case

Procurement will be undertaken for individual work packages. A third party has been appointed to undertake a management role in the procurement and management of contractors.

Financial Case

The total scheme costs are £10,783,362. The Combined Authority's contribution is £341,500 from the Brownfield Housing Fund.

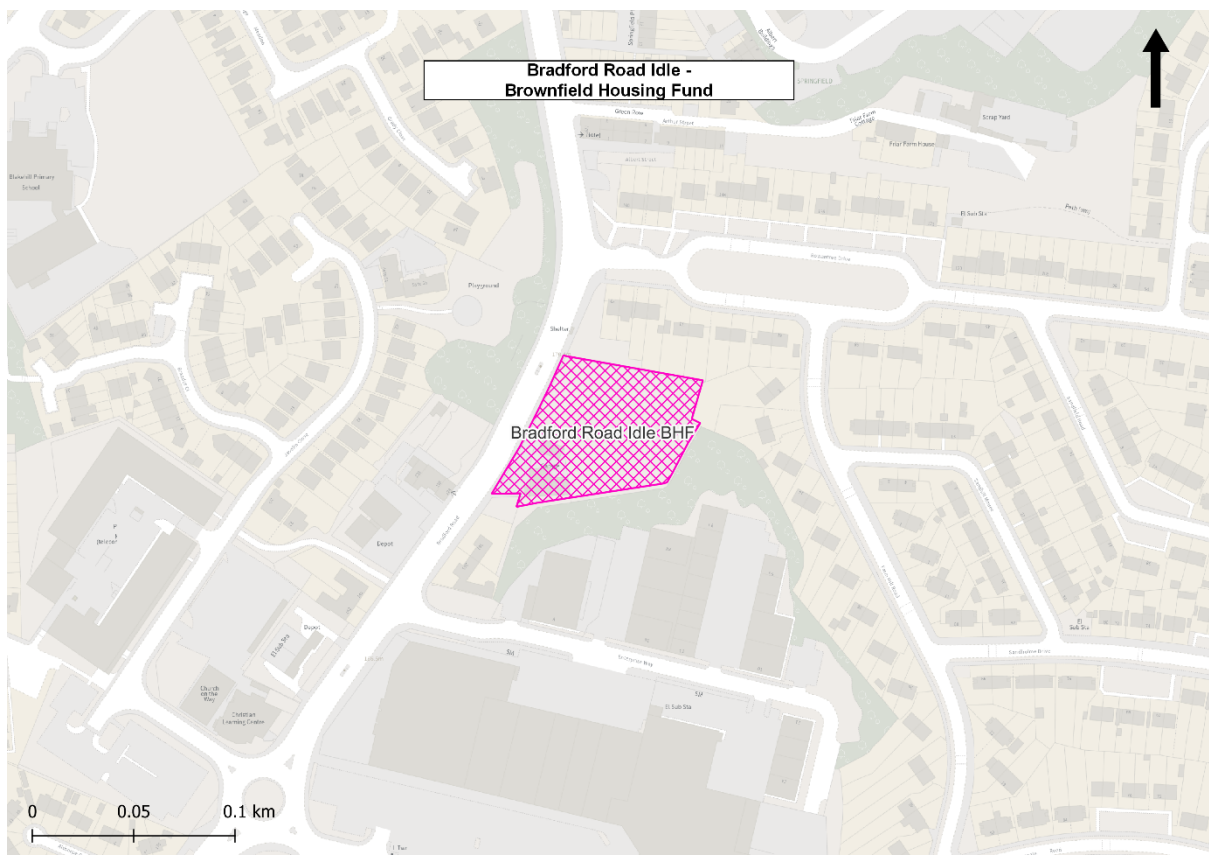
The remaining funding is £371,000 from Homes England and £10,070,862 from private sector contributions.

Management Case

The scheme will start on site in January 2024 and construction will be complete by March 2025.

Location Map

The following map shows the location of the BHF Bradford Road Idle scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF Elland Town Hall
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£7,243,000
Funding Applied for from the Combined Authority	£840,000
Private sector funding amounts	£6,403,000

Scheme Description

The Elland Town Hall scheme involves the renovation and conversion of the Grade II listed former Elland Town Hall.

The scheme will produce 55 new rental apartments, including 44 one-bedroom and 11 two-bedroom apartments with refurbished commercial premises on the ground floor.

Business Case Summary

Strategic Case

Elland Town Hall is located within the strategically important Calderdale town centre area that has been endorsed by the Council as a priority regeneration zone.

Housing is a key priority for Calderdale Council, the Local Plan identifies a need of 997 new residential homes per annum within the borough. These new homes will make a significant contribution to the Council's strategy of establishing a robust and sustainable residential sector in the town centre in accordance with Calderdale's Local Plan.

The redevelopment will create jobs and opportunities in the local area, will help bring people back to the town centre and support local businesses.

Elland Town Hall is five minutes walking distance from the new proposed Elland Rail Station which will improve accessibility and access to jobs, education, and opportunities for people.

Economic Case

This project will provide suitable accommodation for employees of growing businesses in Calderdale and such accommodation will encourage new businesses to this area. Good quality accommodation in the Town centre will attract skilled people and better jobs including local apprenticeships. During the construction process jobs for local contractors will be provided.

The primary power source for the building is electricity which will be utilised to operate energy efficient lighting and heating apparatus. The building will be constructed using materials that are environmentally resilient.

The value for money assessment reflects a benefit cost ratio (BCR) of 1:1. This is categorised as acceptable value for money.

Commercial Case

There has been significant residential development and conversion activity in Elland in recent years including within the immediate vicinity of the scheme, indicating good levels of demand.

Financial Case

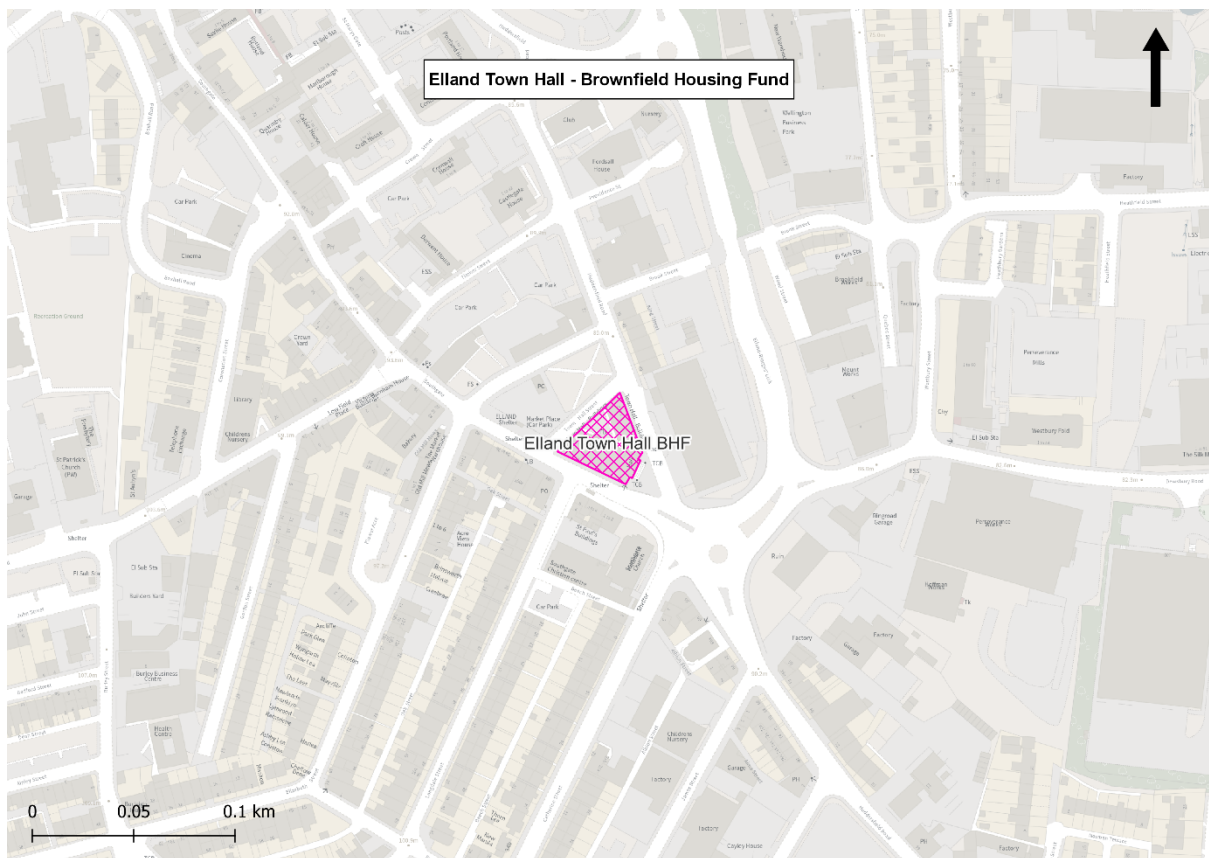
The total scheme cost is £7,243,000 with £840,000 from the Brownfield Housing Fund Grant and the remainder being contributed by the developer.

Management Case

The developer is the main contractor and has experience delivering these types of schemes. The project will take 15 months to deliver. A detailed programme has been provided.

Location Map

The following map shows the location of the BHF Elland Town Hall scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF Hough Top Court
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£22,404,738
Funding Applied for from the Combined Authority	£1,640,000
Other funding sources	£20,764,738 - Leeds City Council
Scheme Description	
<p>The Hough Top Court scheme will develop 82 affordable, new build council homes. The site for development is the former Hough Side High School. The school building was demolished in 2021/22.</p> <p>The homes will be comprised of 28 two-bedroom houses, 23 three-bedroom houses, four four-bedroom houses, 17 one-bedroom apartments and 10 two-bedroom apartments.</p>	
Business Case Summary	
Strategic Case	
<p>The project consists of one brownfield site in the Pudsey and Swinnow area of Leeds. The site is approximately 2.5 hectares and has remained unoccupied for a number of years. In September 2022, Leeds City Council's Executive Board approved the inclusion of the Hough Top Court site into the Council Housing Growth Programme.</p> <p>Hough Top Court will deliver 82 new build council homes. The proposed property mix consists of 55 houses and 27 apartments. 100% of the homes will be affordable housing which will help to tackle the shortage of affordable housing in the Pudsey Ward.</p> <p>There are significant site constraints, meaning the site has not been considered as a financially viable proposition by the Council's partners. Developing the site for council housing has been deemed the most appropriate way to bring the site forward, particularly given current market and economic conditions. Developing the site under the Council Housing Growth Programme for new affordable housing would also contribute towards the wider regeneration of the Pudsey ward.</p>	
Economic Case	
Options have been assessed as part of the business case development process. The benefit cost ratio for this scheme has been calculated as 3:1 representing high value for money.	
Commercial Case	
Procurement of a contractor for the construction contract is currently being confirmed with anticipated start of delivery in July 2024.	
Financial Case	
<p>The total scheme cost is £22,404,738. The Combined Authority's contribution is £1,640,000 from the Brownfield Housing Fund.</p> <p>The remaining funds will be provided by Leeds City Council.</p>	

Management Case

The scheme will be managed by Leeds City Council and is being delivered through the Council's Housing Growth Programme. The scheme is aiming to commence on site in July 2024 and be completed by the end of March 2026.

Location Map

The following map shows the location of the BHF Hough Top Court scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	Kirkby Road (Oaklands)
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£39,271,576
Funding Applied for from the Combined Authority	£1,257,484
Private sector funding amounts	£38,014,092

Scheme Description

The Kirkby Road (Oaklands) scheme will deliver a total of 128 homes in Hemsworth, Pontefract, consisting of 16 two-bedroom houses, 68 three-bedroom houses, 37 four-bedroom houses and seven two-bedroom bungalows.

Business Case Summary

Strategic Case

The scheme aligns with the National Policy Planning Framework, Leeds City Region's Housing Vision (2019) and the Wakefield Housing Plan (2023-2026). The site for development is in Hemsworth which has been recognised as an area with demand for new housing. The provision of affordable homes is not a requirement of the BHF programme and is not a viable option for this scheme.

The scheme will retain existing woodland and create green space. At least 10% of houses across the development will be fitted with integrated bird brick to the rear, against adjacent vegetation to create new opportunities for nest birds. Lighting will be provided on dwellings close to the retained woodland to increase safety and bat bricks will be provided in at least 10% of houses within the development.

The scheme has a number of low carbon and sustainable measures, including the use of air source heat pumps where possible and insulation, to reduce emissions and contribute towards the net zero economy.

Economic Case

The value for money assessment reflects a benefit cost ratio (BCR) of 2.5:1. This is categorised as high value for money.

Commercial Case

Wakefield City Council's (draft) local plan identifies the Hemsworth area for housing growth. The developer has experience developing and selling homes with similar sites and have a number of full-time staff who build the homes and therefore procurement is only required where specialist advice is required.

Full planning permission has been obtained and no other statutory consents are required.

Financial Case

The total scheme costs are £39,271,576.

The Combined Authority's contribution is £1,257,484 from the Brownfield Housing Fund. The remaining funding consists of £38,014,092 from the developer.

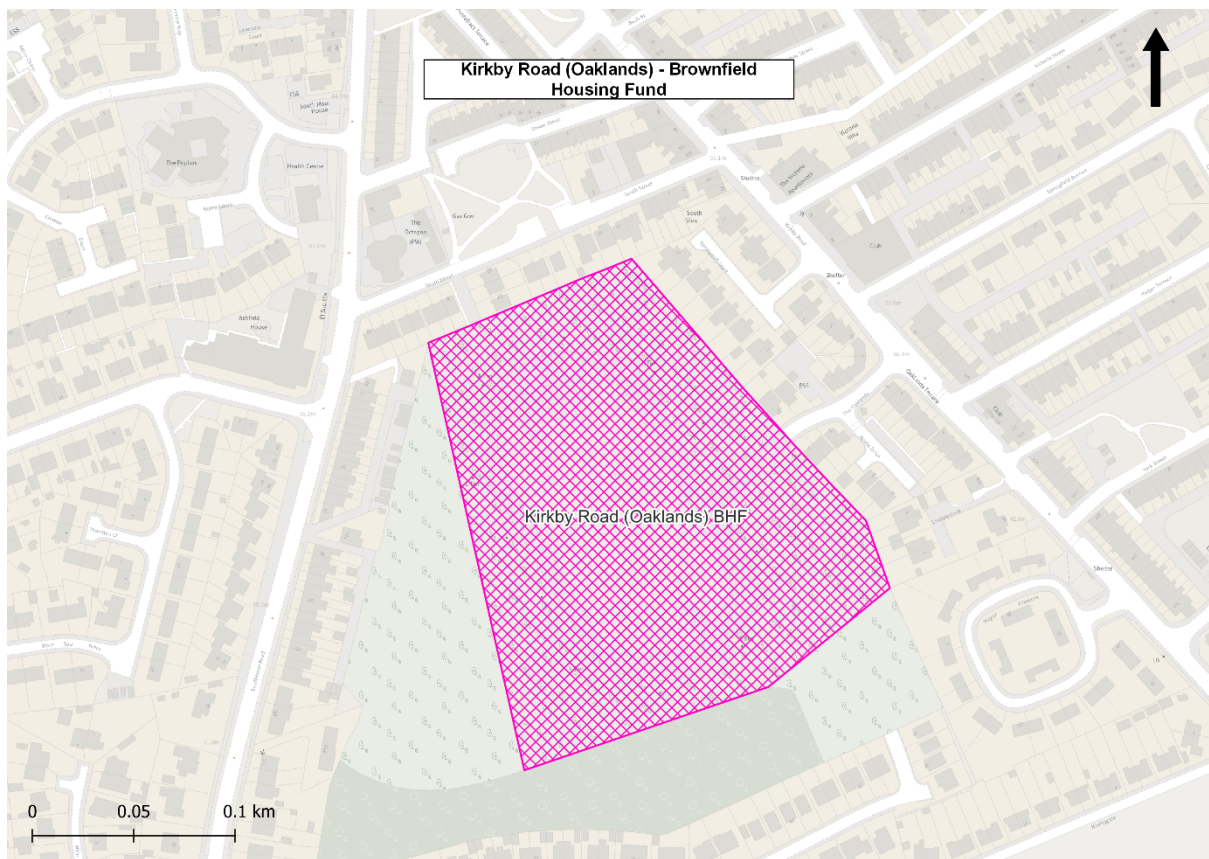
Management Case

The scheme will be managed and delivered by the developer. The developer has a long-standing track record of delivering housing within South and West Yorkshire.

Security agreements are currently being finalised. A risk register has been submitted and the key risks have been outlined. The main risks relate to a lack of sales reservations which means the money from completions cannot be used to finance the next stage of housing delivery and that inflation could cause the costs to increase.

Location Map

The following map shows the location of the Kirkby Road (Oaklands) scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF Leeds City Village Phase 1
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£200,330,000
Funding Applied for from the Combined Authority	£7,667,000
Private sector funding amounts	£192,663,000

Scheme Description

The Leeds City Village Phase 1 scheme will deliver 591 new homes which will be developed in three blocks including 102 affordable homes.

The scheme will develop a mix of apartments comprising 288 one-bedroom, 266 two-bedroom and 37 three-bedroom apartments.

The scheme will also deliver 8,385 square feet of commercial space for office use and community amenities including retail and leisure.

Business Case Summary

Strategic Case

The scheme will regenerate an accessible brownfield site close to the city centre and deliver 591 new homes in a main growth location for the city. This supports the Mayor's pledge of building 5,000 sustainable homes and supports the Leeds Core Strategy which set a target of building at least 3,000 homes in the city between 2017 and 2033 to address housing need.

The site has been disused for a few years. This scheme with its communal space and native trees will improve the feel of the area both for the new residents and the existing community, making it feel safer and more attractive. The scheme will be delivered in blocks, two of which will be built to rent and one of which will include homes offered for private sale. There will be a mix of one, two and three bedroomed homes and 102 of the housing offered overall will be affordable, offered at 20% below market rental or market house purchase price.

Economic Case

Several options have been assessed as part of the business case process resulting in the selection of the preferred option which delivers a high number of accessible homes of varying size in a community that will have a mix of homeowners, renters and those who have been supported with an affordable rent or purchase price. The scheme will support the creation of jobs in the commercial and communal space at ground floor level.

The value for money assessment reflects a benefit cost ratio (BCR) of 2.1:1 representing high value for money.

Commercial Case

The chosen procurement route is a two-tier design and build method of development and the selection of the main contractor is now proceeding from a list of five in accordance with this route. The benefit of this route is that the main contractor can appoint specialist contractors and they can

all be involved in the finer points of the design to enhance deliverability and contribute to innovative value engineering to help manage costs and where possible reduce them.

Financial Case

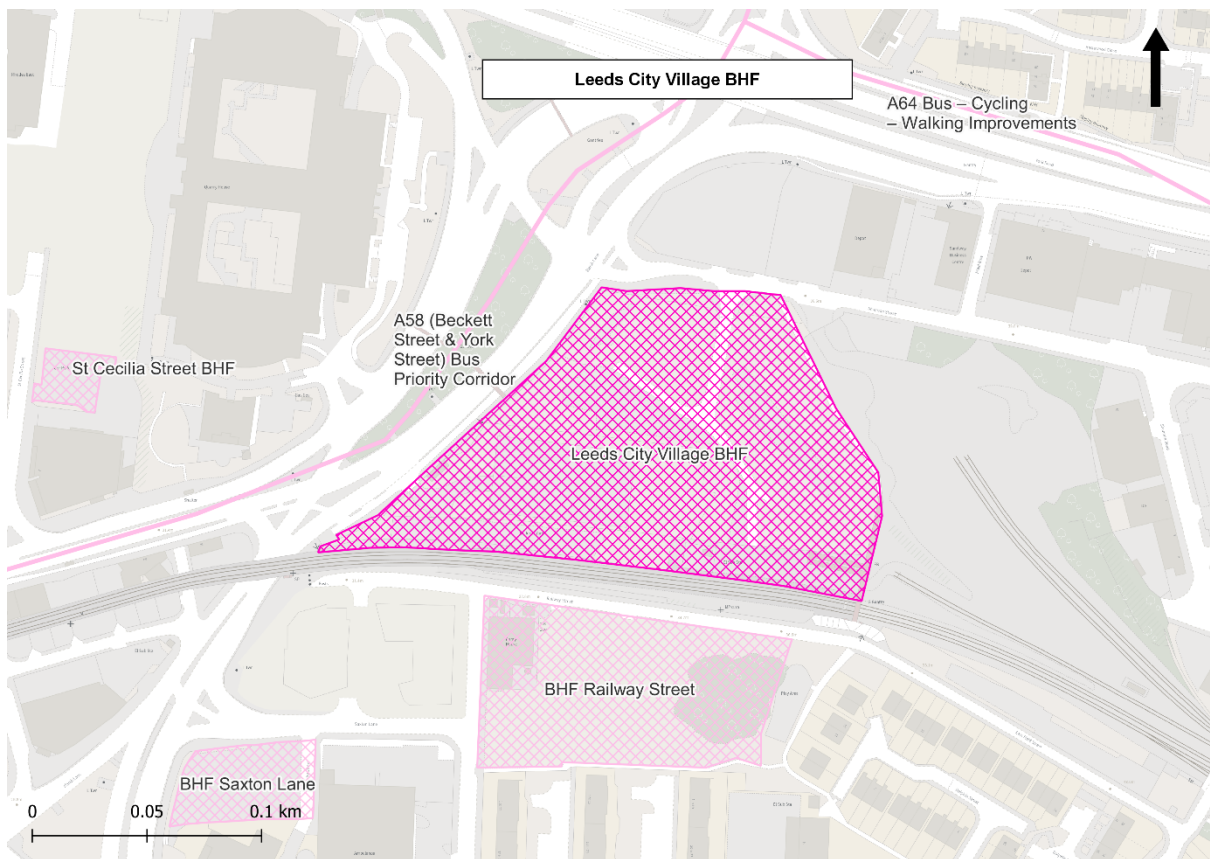
The total scheme cost is £200,330,000 of which £7,667,000 will be funded from the Brownfield Housing Fund Programme. The remaining funding is comprised of private sector match.

Management Case

The scheme will start on site in April 2024 and be completed by May 2026.

Location Map

The following map shows the location of the Leeds City Village Phase 1 scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF Middlecross Extra Care
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£19,472,238
Funding Applied for from the Combined Authority	£1,300,000
Other Public Sector Funding	£18,172,238 - Leeds City Council

Scheme Description

The Middlecross Extra Care scheme will develop 65 specialist affordable rented apartments for those aged 55 or older, or for people with an identified care need, to provide independent living. 52 of the apartments will be one-bedroom and 13 of the apartments will be two-bedroom.

The scheme will include communal catering facilities, a dining area, a communal lounge, activity rooms, hair dressing salon, scooter storage and cycle storage. The scheme will include drop off ambulance bays and care provisions will be provided on site, as required for each resident.

Business Case Summary

Strategic Case

The scheme will regenerate a brownfield site in Armley and deliver 65 new homes, which supports the Mayor's pledge of building 5,000 sustainable homes. The scheme forms part of Leeds City Council's Housing Growth Programme and supports priorities to provide accommodation to meet the needs for a number of groups with protected characteristics including older people.

The project directly supports all three of Leeds City Council's pillars in the Council's Best City Ambition which includes Health and Wellbeing, Inclusive Growth and Zero Carbon.

There is a need for affordable homes in Leeds, with over 26,000 applicants currently on the housing register and more than 12,000 of those actively seeking more suitable accommodation.

Economic Case

Options have been assessed as part of the business case development process. The value for money assessment reflects a benefit cost ratio (BCR) for this scheme of 2.3:1. This is categorised as high value for money.

Commercial Case

Procurement of a contractor is currently being confirmed with an aim to start on site in Autumn 2024.

Financial Case

This scheme has a total cost of £19,472,238.

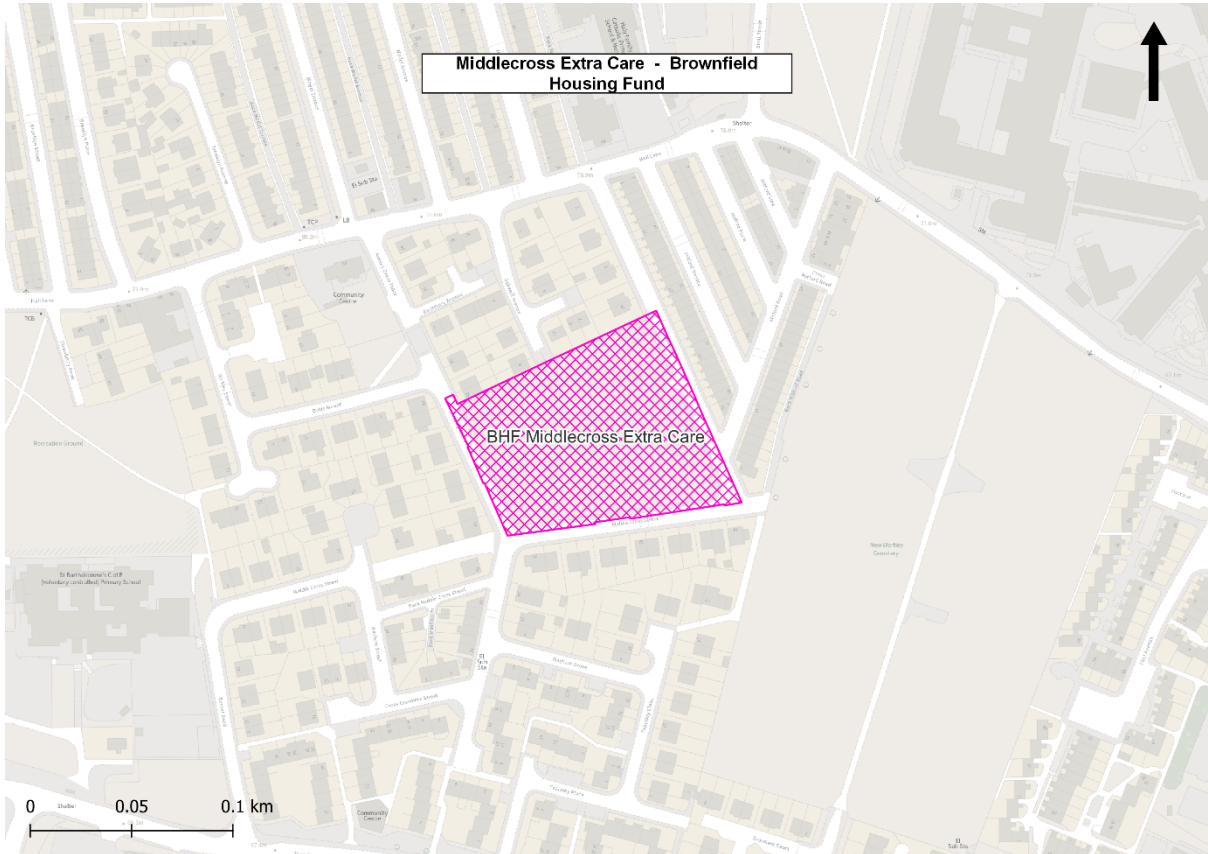
The Combined Authority's contribution is £1,300,000 from the Brownfield Housing fund. The remainder of the funding will be provided by Leeds City Council.

Management Case

This scheme will be managed by Leeds City Council. The scheme will start on site in Autumn 2024, and it is estimated that construction will be complete in Autumn 2026.

Location Map

The following map shows the location of the BHF Middlecross Extra Care scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF Parkwood Mills
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£8,042,483
Funding Applied for from the Combined Authority	£600,000
Private sector funding amounts	£7,442,483

Scheme Description

The Parkwood Mills scheme will deliver 39 new homes and regenerate 0.92 hectares of brownfield land in the Huddersfield area.

The site consists of two derelict mills and an existing car park which once redeveloped will provide four two-bedroom homes, four three-bedroom homes, four four-bedroom homes, 19 one-bedroom apartments and eight two-bedroom apartments.

Business Case Summary

Strategic Case

Parkwood Mills is a former mill neighbourhood, which was redeveloped in 2005, creating 183 apartments. It is a long-term stalled brownfield site on the western fringe of Huddersfield. Currently the mills are subject to repeated break-ins and anti-social behaviour and are a public health and safety risk. The developer is continually spending money on break-in prevention and maintenance. Mill 5 is in an economically unviable position, meaning demolition is the only option. This has negatively impacted the regeneration and property prices in the location. The scheme objective is to develop the brownfield land and alleviate these issues.

If funding is not approved, it is likely the scheme will not progress, meaning the mills will fall into further disrepair, resulting in lesser chance of future redevelopment.

Economic Case

The value for money assessment reflects a benefit cost ratio (BCR) of 1.4:1. This is categorised as acceptable value for money.

Commercial Case

The developer is also the contractor so there is no need to procure a main contractor, with sub-contractors being delivery focussed. The developer has procurement experience delivering similar sized schemes and will obtain three quotes for each workstream to demonstrate value for money. The developer intends to use suppliers from the West Yorkshire region.

Financial Case

The total scheme costs are £8,042,483.

The Combined Authority's contribution is £600,000 from the Brownfield Housing fund. The remaining £7,442,483 will be funded by the developer.

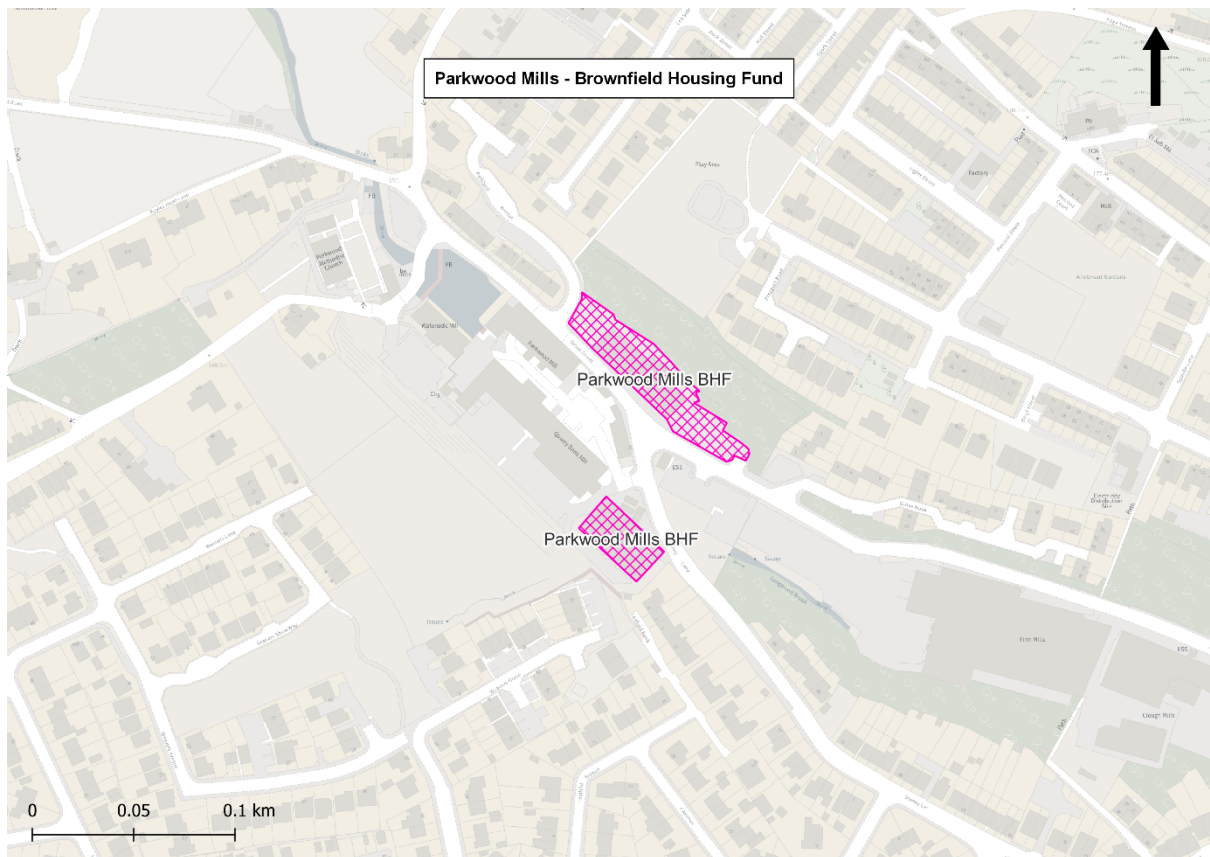
Management Case

The developer has knowledge and experience of similar schemes and have undertaken extensive site due diligence, including technical reports, which provides confidence in the scheme's deliverability. The developer has sufficient inhouse technical expertise including planning consultants, project managers, and cost consultants.

The developer advises that positive pre-planning application discussions with the Local Planning Authority have taken place, and comments are being addressed.

Location Map

The following map shows the location of the BHF Parkwood Mills scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF Plane Street
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£8,917,379
Funding Applied for from the Combined Authority	£450,000
Other public sector funding	£60,000 – Kirklees Biodiversity Grant £1,740,000 – Homes England £390,000 – Additional Homes England £175,000 – Recycled Capital Grant Fund
Private sector funding	£6,102,379

Scheme Description

The Plane Street scheme will develop 30 affordable rented homes within the Kirklees area.

Business Case Summary

Strategic Case

The BHF Plane Street scheme presents the opportunity to remediate a brownfield site to produce 30 affordable homes for rent. The site is included in the Kirklees Local Plan for housing and plays an important part in meeting the districts affordable housing need, as set out in their Local Plan and Strategic Housing Market Assessment.

Kirklees Councils investment plans have a focus on inclusivity and productivity. This scheme is a significant investment in 30 new affordable houses, which will be delivered by a local contractor, using local labour and suppliers which will allow the contractor to continue to grow their business and allow their supply chain to follow suit.

Kirklees Councils partnership with the Housing Association will contribute to the Councils aim of every person realising their potential, through good jobs, and higher levels of skills, income and wellbeing.

Economic Case

Options have been assessed as part of the business case development resulting in the preferred option to deliver 30 homes.

The value for money assessment reflects a benefit cost ratio (BCR) of 1.1:1. This is categorised as acceptable value for money.

Commercial Case

A contractor has been selected and appointed to commence works in February 2024 for remediation of the site with construction of homes to commence in April 2024. The homes will be completed by the end of August 2025.

Financial Case

The total scheme costs are £8,917,379.

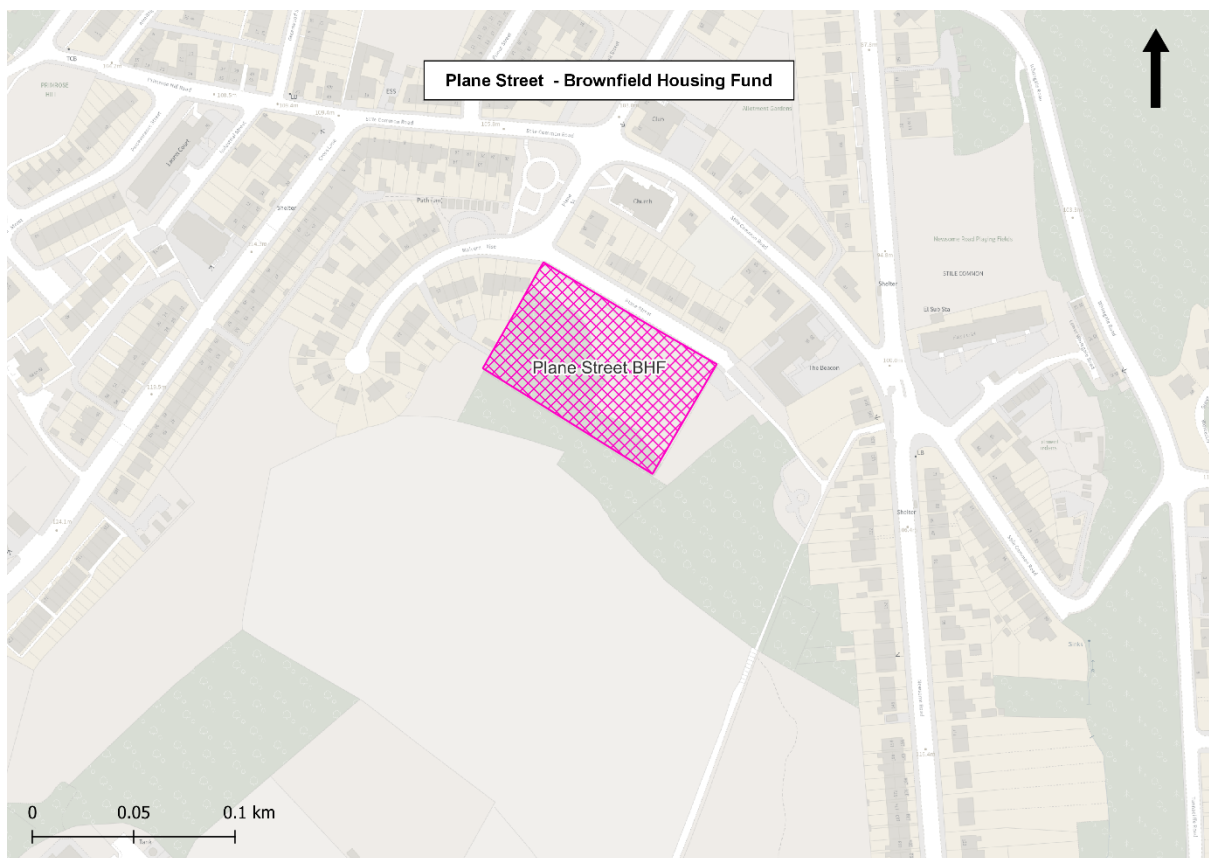
The Combined Authority's contribution is £450,000 from the Brownfield Housing Fund. The remainder of the funding is from a combination of public and private sector sources.

Management Case

The scheme is being managed by a Registered Housing Association. Key roles and responsibilities for management of the scheme have been identified and a risk register has been provided.

Location Map

The following map shows the location of the Brownfield Housing Fund Plane Street scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Project Overview

Project Title	BHF St Cecilia Street
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£17,889,004
Funding Applied for from the Combined Authority	£1,250,000
Other public sector funding amounts and sources	£1,440,833 - Leeds City Council £9,373,572 - Homes England
Private sector funding amounts	£5,824,599

Scheme Description

The St Cecilia Street scheme will develop 78 social rented apartments in Leeds, comprising of 46 one-bedroom apartments, 28 two-bedroom apartments and four three-bedroom apartments. 38 cycle storage spaces will be provided.

Business Case Summary

Strategic Case

The scheme aims to create a sustainable, low energy development that is inclusive and accessible to all and to provide high quality, truly affordable homes in a city centre location.

The Strategic Economic Framework outlines how improved connectivity between population centres and economic opportunities can reduce inequalities within the region. Additional affordable homes in the area will increase the ability for lower income households to live in the city centre location, close to employment opportunities, main transport hubs and entertainment.

The scheme has an important role to play in providing much needed affordable housing in Leeds.

The scheme will adopt a fabric first approach with good insulation and low air permeability. Wall panels will arrive pre-fitted with energy efficient windows and substantial depths of insulation. The building will use low energy lighting and low water consumption equipment. Mechanical ventilation with heat recovery will ensure that the energy consumption is minimised. The scheme will connect to the Leeds Energy from Waste District Heating Scheme (Leeds Pipes) as this offers a very low carbon way for energy to be delivered. These measures will ensure the housing is sustainable with low levels of carbon emissions.

Economic Case

Options have been assessed as part of the business case development process. The value for money assessment reflects a benefit cost ratio (BCR) of 1:1. This is categorised as acceptable value for money.

Commercial Case

The Leeds Strategic Housing Market Assessment (2017) identifies an annual need for 1,230 affordable housing dwellings across Leeds. Demand is caused by issues with the existing supply including overcrowding, cost, tenancies ending, households sharing facilities or due to people having additional needs. Although housing need is evidenced across the city, housing need issues

are most prevalent in the city centre, in the private rented sector, and amongst single-parent, large family households and student households.

A contractor is currently being procured for delivery of the scheme.

Financial Case

The total scheme costs are £17,889,004.

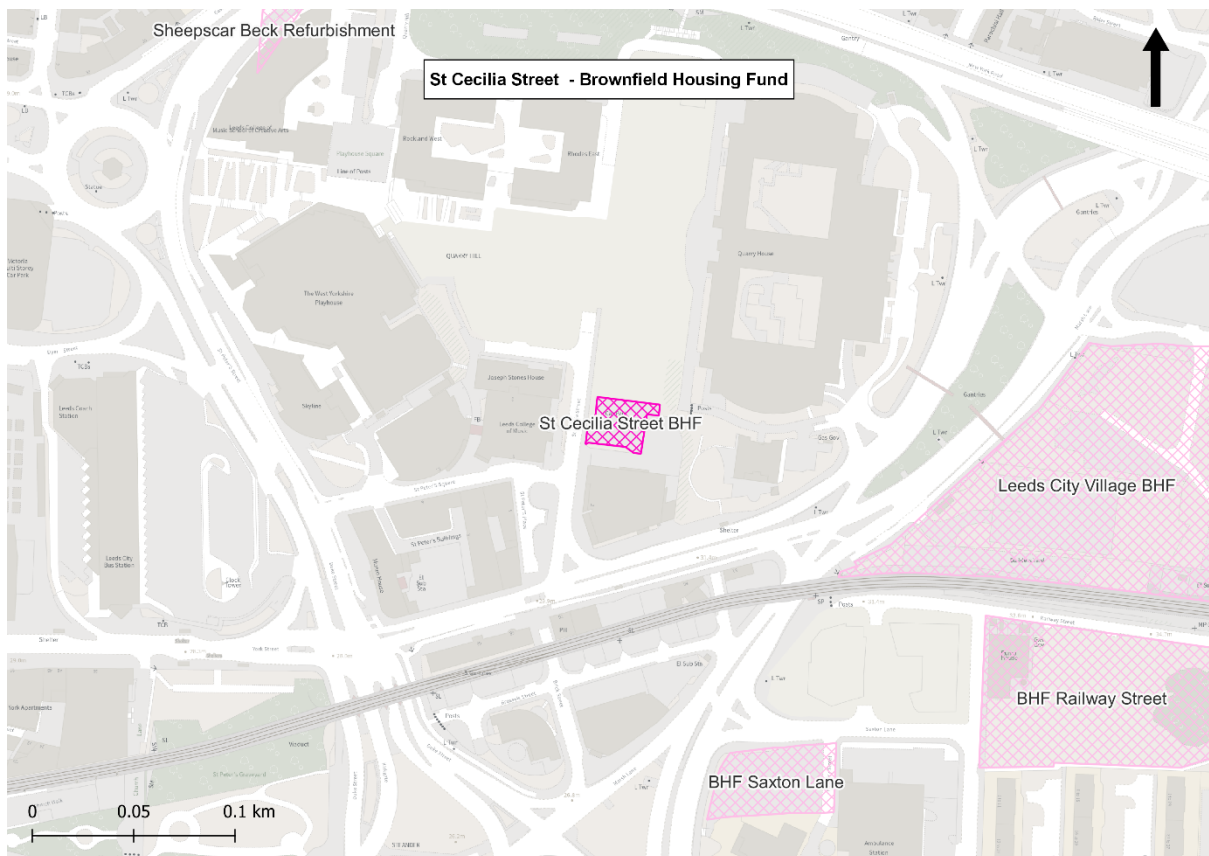
The Combined Authority's contribution is £1,250,000 from the Brownfield Housing Fund. The remaining funding is a combination of public and private sector funding.

Management Case

The scheme will be managed by a Registered Housing Provider, who have managed and delivered several similar schemes. The scheme will commence on site in August 2024 and be completed by March 2026.

Location Map

The following map shows the location of the BHF St Cecilia Street scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	West Yorkshire Housing Strategy 2040
Director:	Liz Hunter, Director of Policing, Environment and Place
Author:	Rebecca Greenwood, Head of Housing

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Purpose of this Report

- 1.1 This report updates the Place, Regeneration and Housing Committee on progress made in relation to the West Yorkshire Housing Strategy 2040.
- 1.2 The purpose of the report is to seek endorsement of the Strategy (attached at Appendix 1) and agreement by members of the Committee to recommend the West Yorkshire Housing Strategy 2040 to the Combined Authority for approval.

2. Information

Background

- 2.1. The existing West Yorkshire Combined Authority policy position was established in the Housing and Regeneration Strategy 2014, which was built on in the Leeds City Region Housing Vision 2019. Since then, there have been significant changes to the local, regional and national operating context and political settlement, including the election of the Mayor of West Yorkshire and the establishment of a Strategic Place Partnership with Homes England. These changes have created a need for a renewed, clear strategic direction to guide our housing activity at a regional level, adding value to the vital work undertaken by local authorities and our partners.

- 2.2. In addition, the Mayor and five West Yorkshire local authority leaders launched the West Yorkshire Plan 2040 in June 2023. The West Yorkshire Plan sets out the collective ambitions of the Combined Authority and local authorities across five missions that collectively aim to achieve the vision for ‘a brighter West Yorkshire’. Each objective within the Housing Strategy connects to our missions set out in the West Yorkshire Plan.
- 2.3. The West Yorkshire Housing Strategy is an opportunity to present a regional trajectory to 2040 which links to and mirrors our wider focus on inclusive growth, sustainability, equality, diversity and inclusion.
- 2.4. The Housing Strategy is an evidence-led document, which draws upon extensive research and intelligence surrounding the housing related challenges and opportunities across the region. The strategy is grounded in partnership working, recognising that the objectives and outcomes can only be realised through working together.
- 2.5. The Place, Regeneration and Housing Committee have previously received updates on this evidence base and the development of the strategy document over the course of 2022 and 2023. The Committee received a full update on the then outline Housing Strategy at its meeting on 26th October 2023, which it endorsed for public consultation.

Overview and structure

- 2.6. The Housing Strategy sets out an overall mission statement for housing in West Yorkshire and four objectives that have been agreed with partners:

Our ambition is to create safe and inclusive places to live that meet the needs of our residents.

We will do this by working with our partners to deliver sustainable and affordable homes in well-connected communities where people choose to live.

Ensuring that West Yorkshire is a place we are proud to call home.



- 2.7. Our work to achieve this mission will focus on the four thematic objectives centred around the key challenges that our region faces. These objectives are underpinned by two guiding principles, **sustainability** and **equality and inclusive growth**, which will act as golden threads to connect and guide our various strands of activity. Following feedback from partners, we have spent time reviewing and simplifying our objectives to more clearly reflect the activity each will likely entail.
- 2.8. In terms of structure, each objective within the strategy document is divided into two parts. The first, **rationale**, brings together the evidence base built upon the challenges our region faces within the scope of that objective. This section is important as it aims to articulate the current baseline position across the region, which the Combined Authority and partners can then use as evidence to construct programmes, interventions and communicate with external stakeholders. The second part, **outcomes**, sets out in broad terms what we would like to achieve through our activity and that of our partners in relation to the challenges identified under the objective.
- 2.9. Appended to the Housing Strategy is our emerging delivery plan, which sets out existing activity under each objective as well as our planned actions for years 1 to 5 of the strategy. We also set out our asks of central government and other key stakeholders, specifying the additional resources and powers that we need in order to succeed.
- 2.10. We are also developing a suite of monitoring indicators, which build on the high-level indicators reported annually in the State of the Region and presented periodically to the Committee within the Monitoring Indicators report. These will allow us to monitor progress against the outcomes proposed in the strategy. We are working with our Research and Intelligence Team to consider the most appropriate approach to monitoring and reporting, which we will share with the Committee at a future meeting.

Engagement

- 2.11. The Housing Strategy has been co-developed with partners and subject to extensive internal and external engagement over the course of its development. Senior officers across local authority teams have had opportunity to review the document and have been heavily involved in our evidence and policy development work. Beyond this, Combined Authority officers have leveraged significant input from other public, private and third sector partners including through forums such as the West Yorkshire Housing Partnership, which brings together the region's major providers of social housing.
- 2.12. Aligned to item 9 on the agenda, the Housing and Health Network have also been engaged during the development of the strategy with particular links made to the connections between good quality housing and health throughout the strategy. The strategy sets out the commitment to build upon the partnership agreement between the West Yorkshire Combined Authority and West Yorkshire Integrated Care Board to strengthen the collaborative working between housing and health professionals in the region, contributing towards improving population health.

- 2.13. The development of the Housing Strategy has also been subject to oversight by the Place, Regeneration and Housing Committee. The Committee received an update on the initial evidence base used to develop the strategy in Winter 2022/23, and subsequently reviewed an outline of the full strategy prior to public consultation at its October 2023 meeting.

Public consultation

- 2.14. A five-week online public consultation was conducted by the Combined Authority through its YourVoice platform across November and December 2023. This resulted in 1,174 visits made to the YourVoice page, with the majority (65%) of these originating from direct clicks on e-mail links, for example those sent by our partner organisations. A further quarter of those visits were through social media engagement.
- 2.15. We received 113 completed submissions, and results have been provisionally analysed to allow time for the views expressed to influence and shape the strategy document.
- 2.16. The full consultation outcome report is currently being drafted by the Combined Authority's consultation and engagement team and will be released on our YourVoice platform once finalised.
- 2.17. Beyond the online public consultation, we have also made contact with seldom heard groups in the region in order to invite comments on the Housing Strategy, and to develop relationships that may enable us to focus our activity and monitor its impact on groups with protected characteristics and other minority groups. We continue to seek further engagement with seldom heard groups across West Yorkshire as we move to launch and deliver the strategy and we are working with the Combined Authorities Inclusivity Champion to broaden our engagement as much as possible.
- 2.18. Key takeaways from our provisional analysis of the survey responses include:
- High levels of support for our two guiding principles (sustainability & equality and inclusive growth) with over 80% of participants agreeing/ strongly agreeing with this approach.
 - High levels of support (majority agree/strongly agree >75%) for the majority of the challenges identified across all four Housing Strategy objectives, indicating support for our characterisation of the challenges our region faces.
 - High levels of support for the outcomes we have identified across all four Housing Strategy objectives. Of the 18 outcomes consulted on, 14 received >75% agree/strongly agree responses, indicating significant endorsement of our direction of travel. No outcome failed to receive majority support.
 - For example, on **Objective 1**, 84% of survey respondents agreed that we should build more sustainable homes in low socio-economic areas, and 92% of respondents agreed that when building new homes, we should ensure that there are good transport links in that area. This shows significant support for our commitment within strategy to linking housing with opportunity through delivering the right homes in the right places.
 - In our provisional qualitative analysis of **Objective 1** responses, we found that several respondents were concerned about difficulties associated with a sufficient supply of affordable homes, with related concerns about the planning process. Several respondents

also highlighted a preference for development on brownfield land and the need to make better use of existing underutilised buildings.

- Under **Objective 2**, 74% of respondents felt that housing across our region is not affordable for local residents, and 78% agreed that there are too many people on waiting lists across West Yorkshire. In terms of outcomes, 90% of respondents agreed with our outcome to provide support to local authorities in addressing housing need.
- In our provisional qualitative analysis of **Objective 2** responses, although there was support for additional specialist housing to support our ageing population, several respondents felt that we ought to widen our focus here to also capture accommodation needed by those with physical and/or mental health conditions requiring support.
- Under **Objective 3**, 86% of respondents felt that homes across the region are not energy efficient. In terms of outcomes, 97% of respondents agreed that we should improve the quality of our homes to achieve better health outcomes. A smaller majority of survey respondents (57%) felt that private rented sector homes across West Yorkshire are of poor quality, with a significant number of respondents (29%) indicating that they did not know whether this was a challenge for our region, reaffirming the importance of a regional evidence base on this issue. By contrast, 85% of respondents agreed with our outcome relating to improving the quality of homes in the private rented sector.
- Our provisional qualitative analysis under **Objective 3** points to concerns around impacts of poor energy efficiency on those with low incomes, which is reflected in our evidence base. Several respondents also talked about difficulties associated with improving existing stock, and issues arising from a lack of investment over time.
- In responding to **Objective 4**, 92% of respondents felt that there should be improvements to the way our neighbourhoods are designed. There was slightly less agreement here (68%) with our outcomes relating to reducing inequality by integrating different socio-economic groups within neighbourhoods, and by integrating different types of housing. However, this is still a notable majority of agreement, indicating general support for these outcomes.
- In our provisional qualitative analysis of **Objective 4**, we found several respondents mentioned the need for improved community infrastructure such as schools, health centres and hospitals. This theme appeared across the data and was also noted in Objective 1 as well as in responses to our guiding principles.

Action taken in response to public consultation and partner feedback

- 2.19. Since the Place, Regeneration and Housing Committee last reviewed the Housing Strategy outline at its October 2023 meeting, we have taken on board feedback around the structure of our objectives and outcomes. We have re-visited the objective under which each outcomes sit to ensure a consistent and logical approach across all four objectives, with each linking to a distinct policy area. We have not made significant changes to the outcomes themselves, based on support from partners and through the public consultation, as detailed above.
- 2.20. Nonetheless, in light of the feedback we received through the public consultation, we have:

- Made explicit reference to focusing on brownfield land development and recognised the opportunity to undertake further work to reuse existing building for residential development where this is suitable under **Objective 1**.
 - Made clearer reference to the need for affordable housing delivery under both **Objective 1** and **Objective 2**, linking development to wider issues of affordability across the region.
 - Under **Objective 1**, we have strengthened the links between housing and connectivity, improving the alignment between the Housing Strategy and the Connectivity Infrastructure Plan.
 - Under **Objective 2**, we have broadened our focus around accessibility and adaptability of housing to include needs across the life course. This responds to points made in the public consultation around the need to focus on support needs of those with physical or mental health conditions and/or disabilities.
 - Under **Objective 3**, we have strengthened our narrative on the condition of our homes, pointing out widespread decency issues and the need for co-ordinated action to address this at a regional level.
 - Under **Objective 4**, we are considering the views expressed surrounding the need for additional community infrastructure (e.g. schools, health centres and hospitals) when building new homes. Whilst specific decisions relating to infrastructure requirements linked to developments form part of the planning process (which is a function of local authorities), we are focussed on ensuring we take a place-based approach across our priority areas (for example the focus areas of our Strategic Place Partnership) which considers the infrastructure and fabric of communities alongside the development of homes. We have embedded this narrative into Objective 4 and our delivery plan.
- 2.21. A full draft of the West Yorkshire Housing Strategy has been developed to incorporate these changes, attached at Appendix 1. Further detailed engagement on this document has been undertaken with senior officers in districts, and with the West Yorkshire Housing Partnership.

Next steps

- 2.22. Following comments and endorsement from the Committee, the Mayor's foreword and executive summary will be developed and included in the document before it is presented to the Combined Authority. Combined Authority officers will continue to refine the document prior to the Combined Authority meeting to incorporate any further feedback received from members and local authority partners.
- 2.23. A final version of the Housing Strategy will, subject to endorsement and agreement by the Place, Regeneration and Housing Committee, be presented to the Combined Authority for approval at its meeting on 14th March 2024.

- 2.24. Following approval, the Housing Strategy will be fully designed and plans for a launch in Spring/Summer 2024 will be developed.

3. Tackling the Climate Emergency Implications

- 3.1. Sustainability, as one of our guiding principles, will underpin our activity under the Housing Strategy. The Housing Strategy links to and references the West Yorkshire Climate and Environment Plan, as well as existing programmes including the Better Homes Hub, our regional retrofit programme. The strategy sets out the Combined Authority's intentions for improving the quality of new and existing housing stock, contributing to our 2038 net-zero carbon ambitions. It also sets out our response to the infrastructure and community challenges posed by the climate emergency, such as increased risks of flooding.

4. Inclusive Growth Implications

- 4.1. Inclusive growth is identified as part of the 'Equality and Inclusive Growth' guiding principle of the strategy. The Housing Strategy aims to progress our work on inclusive growth, ensuring that as many people as possible, from all of our diverse communities, can contribute to and benefit from our interventions. We will work to monitor how the implementation of our strategy affects communities that may face multiple exclusion and disadvantage.

5. Equality and Diversity Implications

- 5.1. The Housing Strategy is underpinned by principles of equality, diversity and inclusion. The evidence base indicates that, across all strategy areas, we must continue to work to understand the diverse housing experiences of those with protected characteristics, as well as other marginalised and minority groups across our region.
- 5.2. We continue to develop our engagement with seldom heard groups across West Yorkshire to ensure the voice of diverse communities is reflected in the development and delivery of the strategy.
- 5.3. The Housing Strategy has been subject to a completed Stage One Equality Impact Assessment (EqIA) and we are currently completing our Stage Two EqIA, which will be drafted prior to the strategy being presented to the Combined Authority.

6. Financial Implications

- 6.1. There are no financial implications directly arising from this report.

7. Legal Implications

- 7.1. There are no legal implications directly arising from this report.

8. Staffing Implications

- 8.1. There are no staffing implications directly arising from this report.

9. External Consultees

- 9.1 Engagement with partners has been carried out throughout the process of developing the strategy with feedback incorporated at each stage. A full public consultation also took place through November/December 2023.

10. Recommendations

- 10.1. That the Place, Regeneration and Housing Committee endorses and recommends the West Yorkshire Housing Strategy 2040 for approval by the Combined Authority.

11. Background Documents

- 11.1. The following background documents are referred to in this report:

[Leeds City Region Housing Vision](#)

[Strategic Place Partnership with Homes England](#)

12. Appendices

Appendix 1 – West Yorkshire Housing Strategy 2040 [draft]



West Yorkshire Housing Strategy 2040

Spring 2024

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Foreword



Mission statement

Our ambition is to create safe and inclusive places to live that meet the needs of our residents. We will do this by working with our partners to deliver sustainable and affordable homes in well-connected communities where people choose to live. Ensuring that West Yorkshire is a place we are proud to call home.

[Mayoral foreword to be inserted pending endorsement by Place, Regeneration and Housing Committee]

Executive Summary



OBJECTIVE 1

Boosting the supply of the right homes in the right places



OBJECTIVE 2

Increasing the provision of truly affordable, accessible and adaptable homes



OBJECTIVE 3

Improving the quality of our existing homes



OBJECTIVE 4

Creating resilient places that support the wellbeing of our residents

Sustainability – create and grow sustainable and well-connected neighbourhoods contributing to the region’s net zero carbon ambitions.

Equality and Inclusive Growth – diverse housing offer across the region, reflecting and responding to the needs and well-being of our communities.

[Executive Summary to be inserted pending endorsement by Place, Regeneration and Housing Committee]

Introduction

West Yorkshire is home to over 2.35 million people, comprising nearly a million households. All our cities and towns have distinctive strengths built from their communities, heritage, character, industries and cultural assets. Collectively, these places provide the homes, communities and opportunities for employment and recreation upon which our residents build their lives.

Housing is a key contributor to health and wellbeing, economic activity and quality of life across the region. The sufficient supply of adaptable, good quality, affordable housing is essential to securing the prosperity of our region. This document is the first regional Housing Strategy adopted across West Yorkshire, and sets out our mission to create safe and inclusive places across its four objectives:

OBJECTIVE 1: Boosting the supply of the right homes in the right places.

OBJECTIVE 2: Increasing the provision of truly affordable, accessible and adaptable homes.

OBJECTIVE 3: Improving the quality of our existing homes.

OBJECTIVE 4: Creating resilient places that support the well-being of our residents.

Our work towards each of our objectives is underpinned by two guiding principles: [sustainability](#) and [equality and inclusive growth](#). Each objective within the strategy is divided into two parts. The first, **rationale**, brings together the evidence base we have built on the challenges our region faces within the scope of that objective. The second part of each objective uses this evidence base to establish **outcomes** that we will work towards, setting out in broad terms what we would like to achieve through our activity and that of our partners. We will also develop a set of [measures](#) to keep us on track to achieve our objectives by 2040.

The role of the West Yorkshire Combined Authority

The West Yorkshire Combined Authority brings together the local authorities of Bradford, Calderdale, Kirklees, Leeds and Wakefield. Since its inception in 2014, the Combined Authority has developed and implemented programmes of support and investment in housing across the region, including the Local Growth Fund and more recently the Brownfield Housing Fund, and has engaged actively with the private sector and local authorities to accelerate housing delivery.

Our initial policy position was established in the Housing and Regeneration Strategy 2014 and built on in the Leeds City Region Housing Vision 2019. Since the Housing Vision was established, the Combined Authority has seen significant changes including securing the 2020 devolution deal and electing the first Mayor of West Yorkshire, as well as national policy and market shifts that have had a huge impact on our operating environment.

In addition, the Mayor and five West Yorkshire local authority leaders launched the [West Yorkshire Plan 2040](#) in June 2023. The West Yorkshire Plan sets out the collective ambitions of the Combined Authority and local authorities across five missions that, together, aim to achieve the vision for 'a brighter West Yorkshire'.

The West Yorkshire Housing Strategy presents a regional trajectory to 2040, which enables and adds value to the work of our five local authority partners, and links to our wider focus on inclusive growth, sustainability, equality, diversity and inclusion.



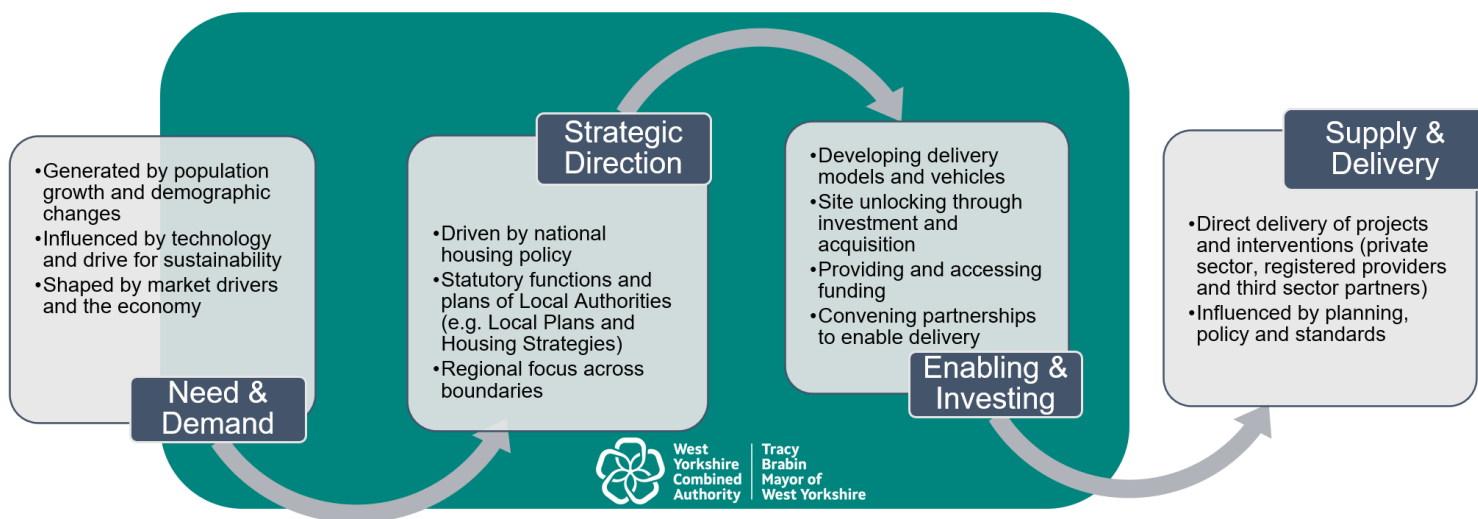
Our impact to date

We have developed a strong track record for delivery across the region. Through our work to-date, we have:

- As a region **delivered over 1,500 affordable homes in 2022/23** – the highest number of affordable housing completions in West Yorkshire since 2010.
- Established a landmark **Strategic Place Partnership** with Homes England, identifying our priority areas for housing-led growth and regeneration with the capacity to deliver over 40,000 homes by 2040.
- Built a **strong network of housing associations and local authorities** through the [West Yorkshire Housing Partnership](#), who collectively provide a fifth of all homes across the region, with a focus on delivering more affordable homes, regenerating communities, combatting homelessness, advancing our low carbon ambitions and supporting health and prosperity through housing.
- Demonstrated our ability to deliver at pace through the **Brownfield Housing Fund that will see 5,400 new homes developed** on underused brownfield land previously a blight on our communities.
- Invested in resource and capacity across all five West Yorkshire local authorities to support the development of housing projects that will help **enable to delivery of over 22,000 homes** in the region.
- Supported the retrofitting of over **3,200 social homes to improve their energy efficiency**.

Our future role

The devolution deal and the election of the first Mayor of West Yorkshire in May 2021 cemented a regional ambition for delivering sustainable and affordable housing, but the Combined Authority forms only one part of the housing system essential to deliver on this ambition.



This West Yorkshire Housing Strategy articulates the **need and demand** for a good quality, truly affordable and adaptable housing offer across the region. Through this strategy, we outline at a Combined Authority level the outcomes we collectively want to achieve across West Yorkshire and our actions and plans to get there. We recognise that as a public body, we cannot achieve our mission alone, but it is essential that we set a **strategic direction** for housing delivery and improvement across our region, so that our partners can work together to **deliver** for the people of West Yorkshire. We will **enable** this by collaborating with and convening partners to create networks of opportunity, using our tools, flexibilities and powers to support local authorities to deliver and unlock sites and systems where the market is not serving the needs of our people. We will leverage in additional funding to **invest** in homes for the future across West Yorkshire.

The Combined Authority will continue to develop its understanding of what is needed across all of our diverse communities to improve the quality of new and existing homes and meet our net-zero carbon ambitions. We will report on our performance against our objectives in a transparent manner using clear performance measures, which we have started to outline in [Appendix 2](#). We will demonstrate, to central government and other stakeholders, the scale of housing delivery and improvement potential across West Yorkshire through our activity. Through our track record of strong delivery across our region, we will continue to make a bold case for increased devolution and funding flexibilities tailored to meet local needs.

Housing in West Yorkshire in 2024

Population trends

The population of West Yorkshire increased by over 125,000 between 2011 and 2021, representing a 5.6% increase.¹ Despite having a higher proportion of young people than England as a whole, in line with national trends, West Yorkshire has an ageing population. During the same period, the population aged 65 and over grew by nearly 19%.² The 2021 Census recorded just under 1 in 5 households as couples with dependent children and around 8% of households as lone parents with dependent children.³ Population growth dictates both the supply, type, and tenure of new homes we need as a region, forming the basis on which our strategy is developed.

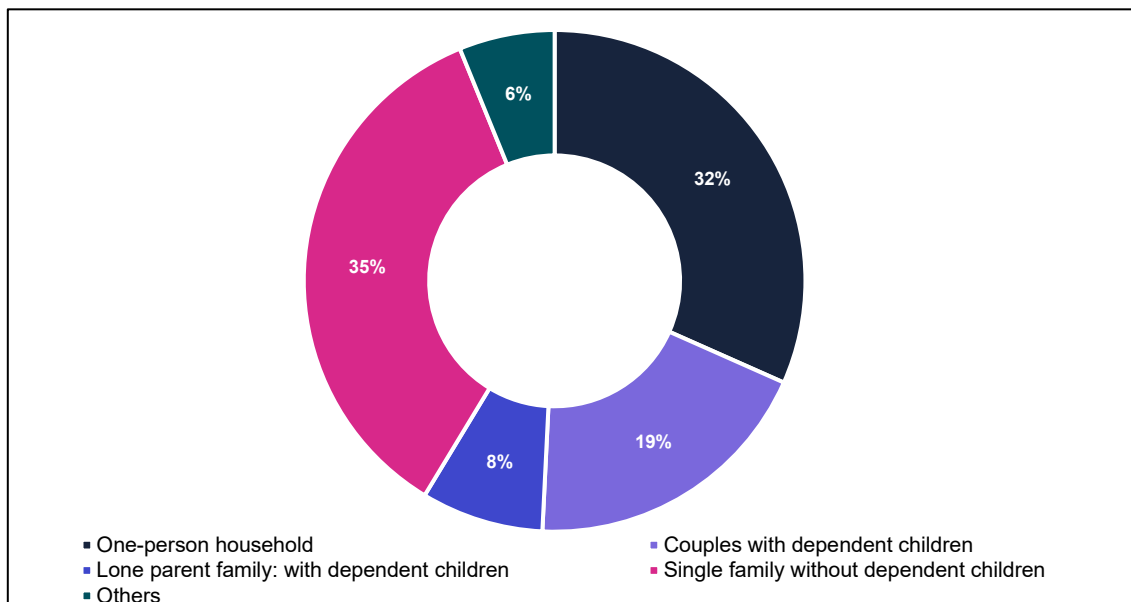


Figure 1 Household Composition - West Yorkshire
Source: Census 2021

Housing market trends

Across West Yorkshire, there are 972,900 households, an increase of 50,400 (5%) between 2011 and 2021.⁴ In terms of the type of home these households occupy, 83% of dwellings are houses, with an additional 13% of the housing stock consisting of purpose-built flats or tenements.⁵

The latest available data reveals that the median regional house price was £190,000 for the year ending March 2023. Between March 2022 and 2023, the median house price in England increased by 5.5%, whilst the median house price in West Yorkshire increased by 4.1%. Over the 15 years between March 2008 and March 2023, median house prices across West Yorkshire have increased by 40.7%, which is lower than the national average (55%).⁶ These regional differences in price growth do not, however, mean that housing is necessarily more affordable in West Yorkshire because of wider cost-of-living and affordability pressures that impact our region disproportionately.

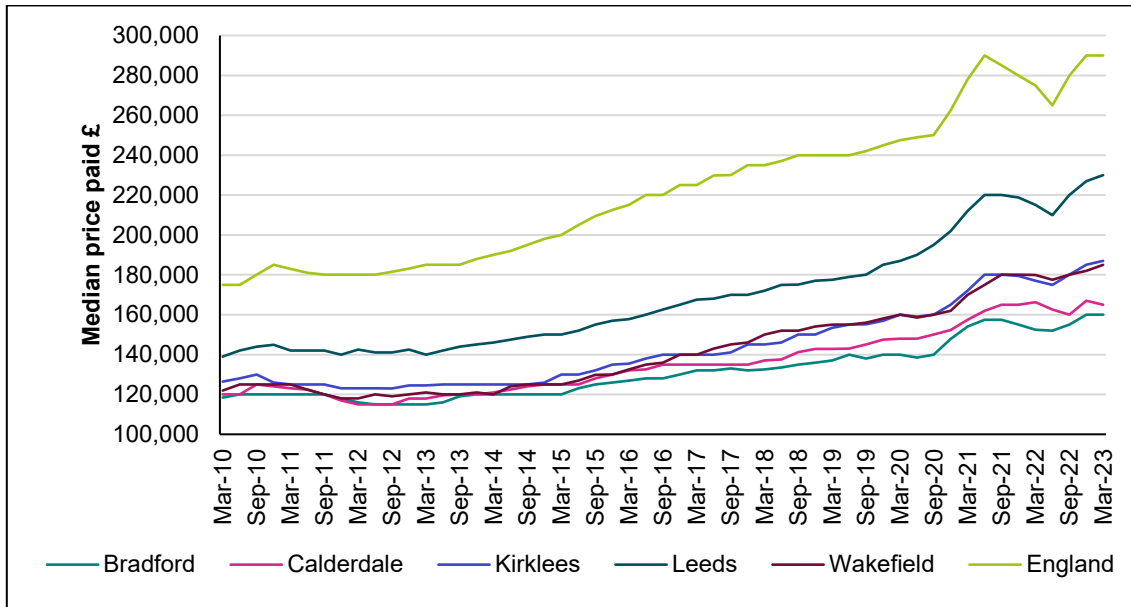


Figure 2 Median House Prices - 2010 - 2023
 Source: ONS House Price Statistics for Small Areas

Levels of renting and home ownership have also changed significantly over time across our region. In line with national trends, home ownership rose significantly in the period up to the 2008 Global Financial Crisis, largely driven by the increased availability of mortgage lending and the significant impact of the Right to Buy. These measures have led to the transfer of social housing into the owner-occupier and private rental sectors. One of the most notable developments across our region, again in line with national trends, has been the growth of the private rented sector. The relative size of the private rented and owner-occupier sectors in West Yorkshire align with national trends, with social rented homes similarly continuing to reduce as a proportion of our region’s housing stock. The private rented sector now plays a significant role in providing homes for residents of West Yorkshire, with more than 1 in 5 of our residents now occupying a privately rented home.

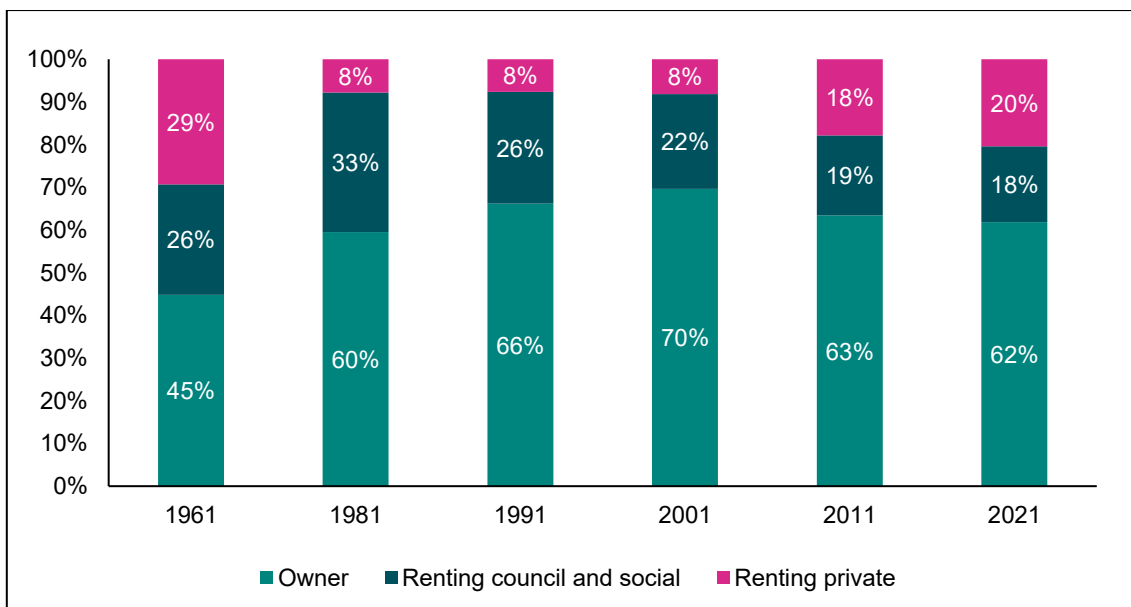


Figure 3 Tenure - Households (West Yorkshire)
 Source: Census data, NOMIS

Operating environment changes

Our local authority partners have experienced significant changes in their operating environment in recent years. They have worked hard to manage substantial funding reductions since 2010-11, and during that time have continued to deliver their crucial statutory functions, such as planning services, adult social care, highways and waste collection, whilst facing a range of new demand and cost pressures.⁷ Across West Yorkshire, local authorities have on average seen their funding settlement from central government reduced by 40% since 2015.⁸ Data from the National Audit Office suggests that planning and housing functions within local government have seen some of the most substantial falls in spending, with significant impacts on funding for welfare sources, homelessness administration and prevention, temporary accommodation, as well as enforcement and investment to improve the private rented sector.⁹

Joining up our spatial ambitions

Our spatial plans, partnerships and strategies collectively reflect our ambitions to tackle the climate emergency, achieve inclusive growth and deliver well-designed places. We support this growth through investment and acceleration across an active portfolio of strategic sites. **Spatial Priority Areas**, shaded purple on **Error! Reference source not found.** below, represent the largest or most strategic development opportunities within our region. In these areas, coordinated public sector intervention alongside private sector investment has transformational potential. Building on these Spatial Priority Areas, our **Strategic Place Partnership** with Homes England identifies 16 focus areas (shaded red on **Error! Reference source not found.** below) where investment has the potential to turbo charge housing growth. When combined, these spatial approaches show where joined up partner collaboration and coordination will deliver on our regional ambitions.

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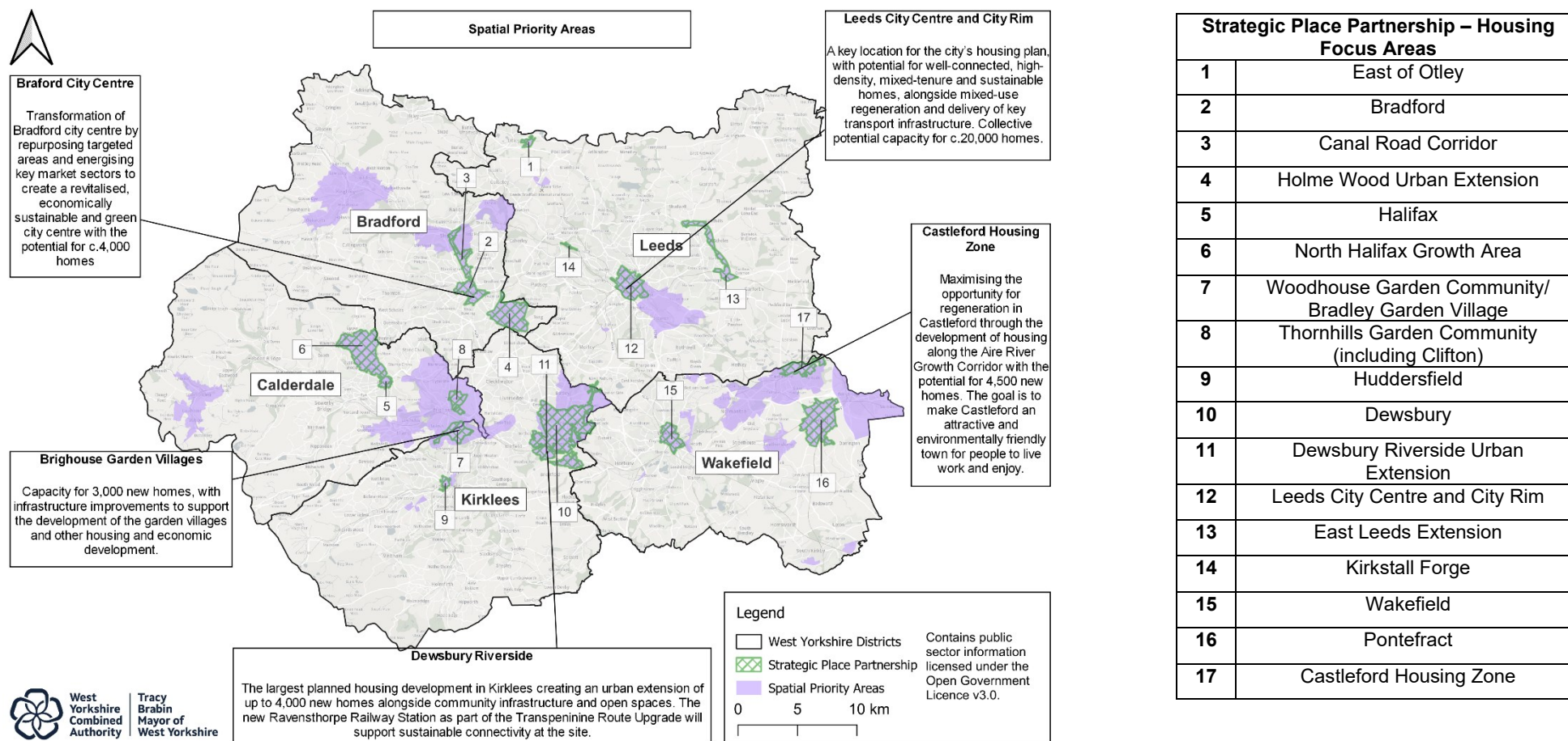


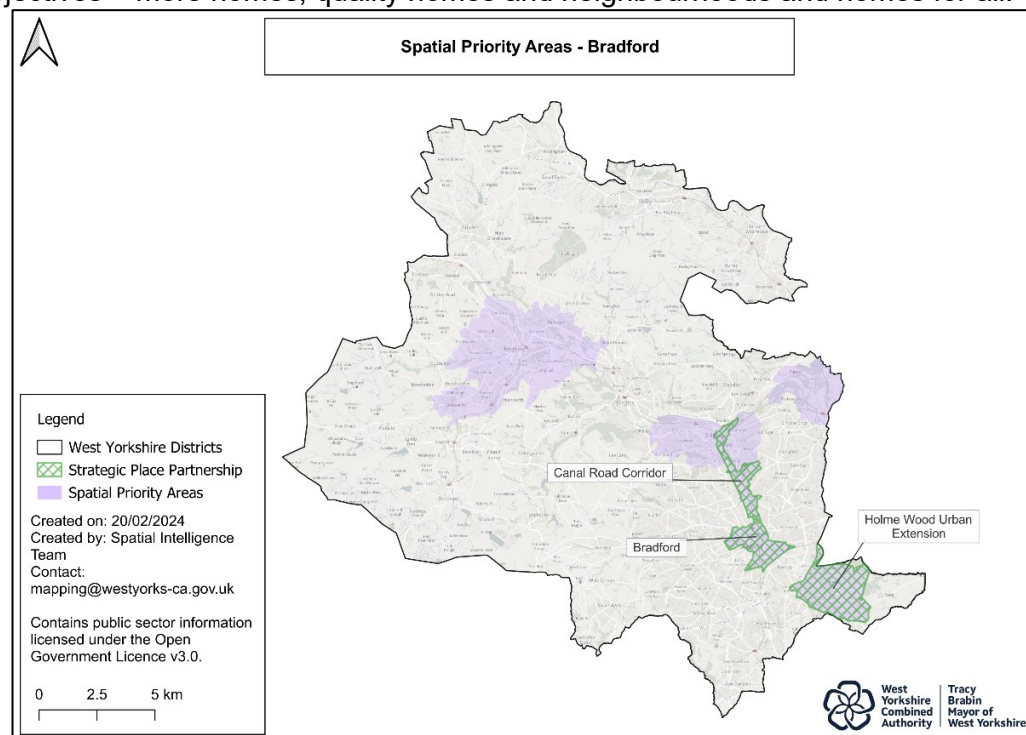
Figure 4 Spatial Priority Areas - West Yorkshire

Bradford

The [Bradford Housing Strategy](#) 2020-2030 sets out a vision that ‘everyone in Bradford District should have a place to call home which meets their needs and in which they can thrive’. The strategy sets out three core objectives – more homes, quality homes and neighbourhoods and homes for all.

Key statistics:

Population	552,644
Economically active (% of population)	73%
Projected population growth (2018-2043)	5.5%
Projected household growth (2018-2043)	11.9%
Annual average housing need identified in local plan	1,704*
Homes delivered in last 3 years	2,944
Affordable homes delivered in last 3 years	442
Housing delivery test 2022	67%
Households on housing waiting list	17,285
Median house price	£160,000
Median private rented sector rent (3 bed) per month	£575
Homes with EPC C or above (estimate)	33.4%
Percentage of population with easy access to green space	25%
Percentage of residential properties in flood zones	2%



Strategic Place Partnership focus areas:

Bradford City Centre will see the creation of 3,500 new homes on new and existing sites:

- (1) Bradford City Village – c.1,000 homes – repurposing former retail and trading sites in the heart of the city centre to create a green, healthy and sustainable city village.
- (2) Forster Square, Little Germany and Cathedral Quarter (FLC) – c. 1,400 homes – large scale mixed-use development opportunity
- (3) Southern Gateway – c.2,500 homes – maximising investment in strategic infrastructure to unlock development

New Bolton Woods – c.1200 homes – part of the Canal Road Corridor, bring together two of Bradford’s largest housing development opportunities.

Holme Wood Urban Extension – c. 1700 homes – creating a sustainable community through the regeneration of existing urban areas.

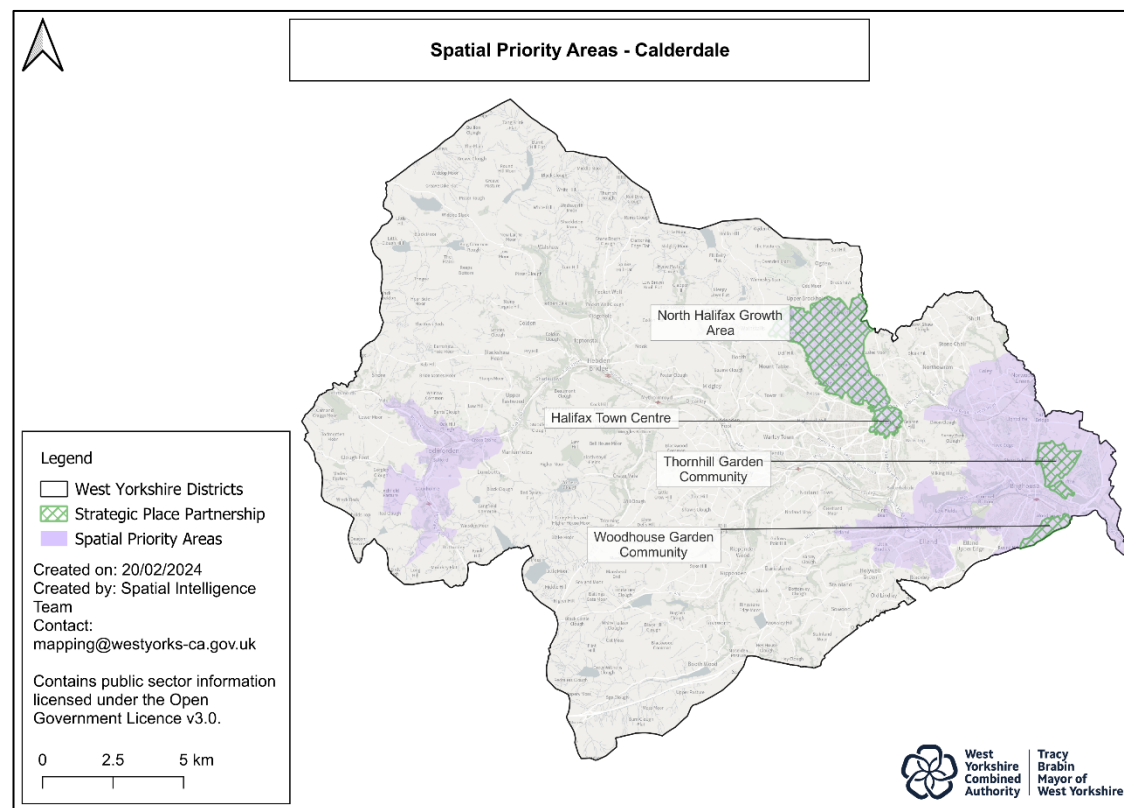
* Figure does not include the 35% urban uplift.

Calderdale

The [Calderdale Housing Strategy](#) 2021-2026 draws upon the 2024 vision ‘for a place where you can realise your potential whoever you are, whether your voice has been heard or unheard in the past.’ The strategy centres around three priority themes – improving quality of place, quality of homes and quality of life.

Key statistics:

Population	207,699
Economically active (% of population)	78%
Projected population growth (2018-2043)	3.6%
Projected household growth (2018-2043)	10.5%
Annual average housing need identified in local plan	997
Homes delivered in last 3 years	1,011
Affordable homes delivered in last 3 years	238
Housing delivery test 2022	49%
Households on housing waiting list	7,486
Median house price	£165,000
Median private rented sector rent (3 bed) per month	£550
Homes with EPC C or above (estimate)	32.9%
Percentage of population with easy access to green space	20%
Percentage of residential properties in flood zones	5.9%



Strategic Place Partnership focus areas:

Brighouse Garden Communities (Thornhills and Woodhouse) – c.3,000 homes – opportunity for sustainable development with enhanced local facilities and infrastructure (aligned to the Bradley Park development).

Halifax Town Centre – c.300 homes – reuse and revitalisation of the town centre living offer bringing brownfield land into use to support residential development.

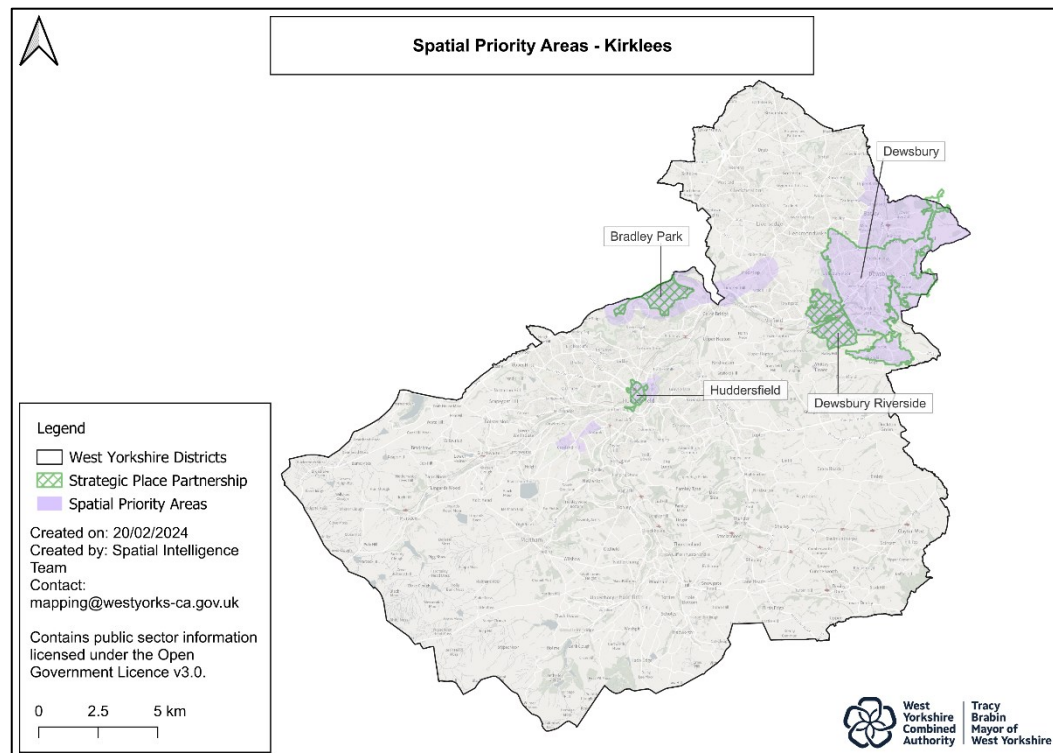
North Halifax Growth Zone – c. 1,600 homes – creating opportunities for economic investment in the area to increase resilience and provide inclusive growth benefits for residents.

Kirklees

The most recent [Kirklees Housing Strategy](#) sets out a vision for housing and housing services in the district, focusing on enhancing people’s lives and investing to strengthen communities. The strategy sets out three priorities for housing in Kirklees – to meet the housing needs of vulnerable people, improve housing quality and make the best use of stock, and enable long-term housing growth in terms of both market and affordable homes.

Key statistics:

Population	437,593
Economically active (% of population)	77%
Projected population growth (2018-2043)	5.8%
Projected household growth (2018-2043)	11.2%
Annual average housing need identified in local plan	1,730
Homes delivered in last 3 years	2,878
Affordable homes delivered in last 3 years	335
Housing delivery test 2022	67%
Households on housing waiting list	13,267
Median house price	£187,000
Median private rented sector rent (3 bed) per month	£595
Homes with EPC C or above (estimate)	38.2%
Percentage of population with easy access to green space	15%
Percentage of residential properties in flood zones	3.5%



Strategic Place Partnership focus areas:

Bradley Park – c. 2,000 – large sustainable development opportunity, largely in council ownership, benefitting from good infrastructure and the development of local facilities.

Dewsbury Riverside – c. 4,000 homes – urban extension to the south of Dewsbury creating new local amenity and highway infrastructure maximising the benefits of the Transpennine Route Upgrade and new Ravensthorpe station.

Dewsbury Town Centre – c.1,400 homes – reuse of existing building and land in the town centre, focused initially on the Daisy Hill area to revitalise the town, realising the Dewsbury Blueprint.

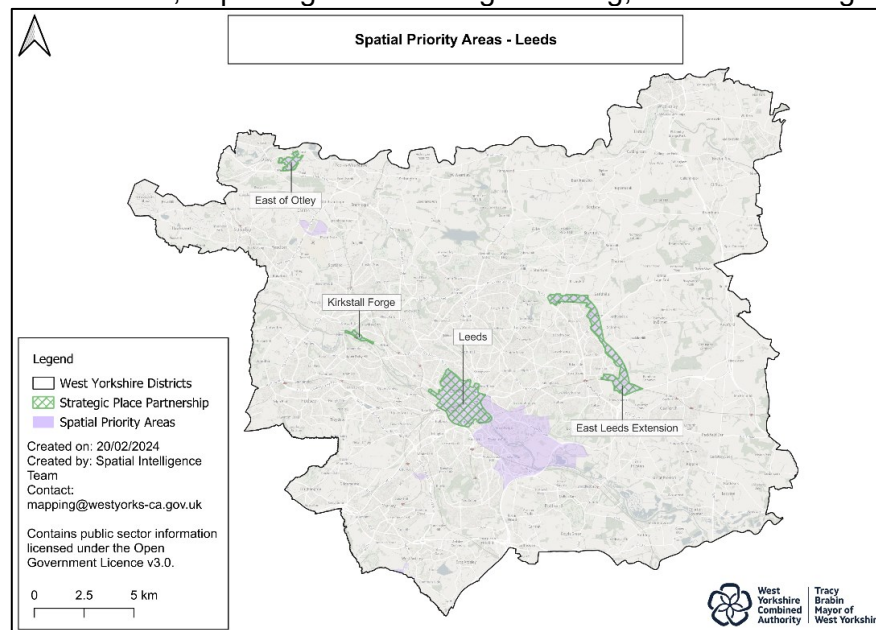
Huddersfield Town Centre – maximising the residential offer of the town centre through the realisation of the Huddersfield Blueprint, enhancing the character of the town, regenerating key heritage assets.

Leeds

The [Leeds Housing Strategy](#) 2022-2027 sets its aim as ‘meeting the city’s housing needs and providing high quality affordable homes in thriving and inclusive communities, with appropriate support for those who need it’. It articulates six priority themes – meeting affordable housing need, improving housing quality, reducing homelessness and rough sleeping, thriving and inclusive communities, improving health through housing, and child and age-friendly housing.

Key statistics:

Population	822,483
Economically active (% of population)	80%
Projected population growth (2018-2043)	6.7%
Projected household growth (2018-2043)	8.1%
Annual average housing need identified in local plan	3,247*
Homes delivered in last 3 years	9,715
Affordable homes delivered in last 3 years	1,817
Housing delivery test 2022	134%
Households on housing waiting list	20,283
Median house price	£230,000
Median private rented sector rent (3 bed) per month	£825
Homes with EPC C or above (estimate)	41.1%
Percentage of population with easy access to green space	28%
Percentage of residential properties in flood zones	3.7%



Strategic Place Partnership focus areas:

Leeds City Centre and City Rim – capitalising the housing offer in the city centre and city rim:

- (1) South Bank/ Eastside/ Holbeck – c.6,000 homes – delivery of the South Bank Regeneration Framework and opportunities extending to Holbeck and Eastside.
- (2) Westend River Side – c.2,000 homes – connecting housing development to growing economic and employment opportunities in the city.
- (3) Innovation Arc – c.3,000 homes – maximising underused brownfield land and the West Yorkshire Investment Zone opportunity.
- (4) Mabgate – c.2,000 homes – linking existing and new communities to city centre economic opportunity.

East of Otley – c.550 homes – opportunity to unlock homes in north Leeds through delivery of infrastructure.

Kirkstall Forge – c.1,000 homes – mixed-use development and a key regeneration for Leeds, maximising the economic benefit of the new Kirkstall Forge station.

East Leeds Extension – c.4,000 homes – unlocked through delivery of the East Leeds Orbital Route (ELOR), the scheme is now in delivery with work ongoing to develop infrastructure required to create a sustainable community.

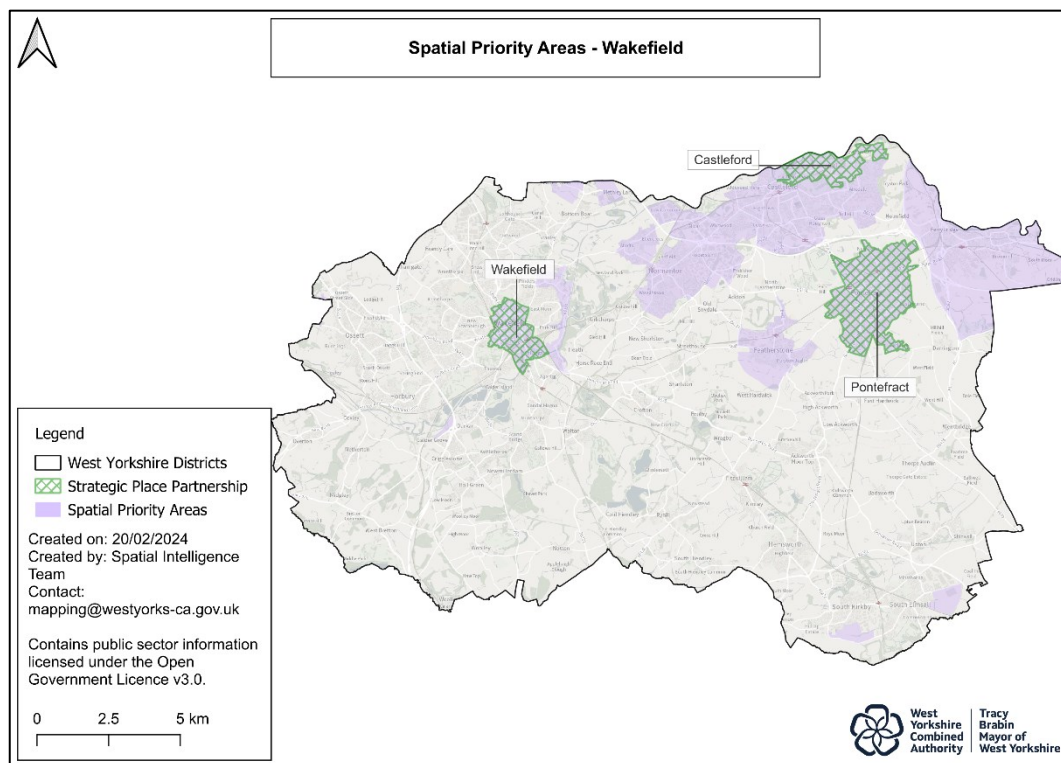
* Figure does not include the 35% urban uplift.

Wakefield

The [Wakefield Housing Plan](#) 2023-2026 sets out a vision for Wakefield to have a robust housing offer that promotes regeneration and economic growth. The plan sets out twelve priorities for delivery captured under three key themes: more homes – high quality housing growth; better homes – safe and healthy homes that meet local need; and sustainable communities – resilient people and sustainable housing.

Key statistics:

Population	357,729
Economically active (% of population)	77%
Projected population growth (2018-2043)	21.4%
Projected household growth (2018-2043)	25%
Annual average housing need identified in local plan	1,400
Homes delivered in last 3 years	4,482
Affordable homes delivered in last 3 years	841
Housing delivery test 2022	180%
Households on housing waiting list	25,703
Median house price	£185,000
Median private rented sector rent (3 bed) per month	£625
Homes with EPC C or above (estimate)	40.7%
Percentage of population with easy access to green space	15%
Percentage of residential properties in flood zones	3.3%



Strategic Place Partnership focus areas:

Castleford Growth Zone – c. 3,000 homes – realisation of the Aire River Growth Corridor Masterplan with investment in new infrastructure and active travel opportunities along the corridor.

Pontefract Masterplan – one of Wakefield’s five towns – supporting the development of Pontefract including investment in the Grade II listed Pontefract Dispensary site with c.100 homes.

Wakefield City Centre – an opportunity for mixed-use development and enhancement of the character of the city, building on existing investments in and around the city such as City Fields.

Guiding Principles

Sustainability

We are committed to creating and growing sustainable and well-connected neighbourhoods across West Yorkshire to contribute to our [net-zero carbon ambitions](#). Each objective within the strategy aims to support action on the climate emergency and create opportunities to deliver on our net-zero carbon plans. This includes initiatives to enhance energy efficiency in homes and promote domestic transition to renewable energy sources.

We want to develop an integrated public transport network, linking our housing activity to our ambitions to make healthy and sustainable travel around West Yorkshire [easy and reliable](#), so that residents can make more trips by bus and rail across our region. Housing also plays an important role in facilitating active travel, including walking, wheeling and cycling, and through our work we will promote and encourage the development of active travel infrastructure to enable safe and environmentally-friendly transport use, connecting housing to the wider system of places for education, employment and recreation.

Sustainability, in this context, extends beyond our net-zero carbon ambitions and includes the creation of resilient, safe and adaptable communities that are able to withstand the challenges of our changing climate.

Equality and inclusive growth

Through each of the strategy's objectives, we aim to support individuals and communities that face systemic barriers to accessing a safe and stable home. This includes communities facing deprivation, inequality, poor health and wider forms of exclusion. Through our work, we will seek to understand the diverse housing experiences of those with protected characteristics, as well as other marginalised and minority groups across our region.

We want to enable as many people as possible, from all our diverse communities, to contribute to and benefit from our interventions to improve access to and the quality of homes and communities across the region. We will work to monitor how the implementation of our strategy affects communities that may face multiple exclusion and disadvantage, and the extent to which our work under this strategy supports inclusive growth across the region.

Objective 1: Boosting the supply of the right homes in the right places

West Yorkshire is central to rebuilding and rebalancing the national economy, enabling the North of England to fully contribute to and benefit from economic growth and prosperity. A core element of ensuring West Yorkshire plays its critical role in the national economy is the development of good quality homes in well-connected neighbourhoods where people want to live. Missions One and Two of our [West Yorkshire Plan](#) set out our commitment to building well-connected places that create happy and active communities. Through our work to develop a new regional Economic Strategy, we recognise the vital role that housing plays in creating places where people can thrive. However, levels of development are not even across the region. While in some places, housebuilding has been strong, in other places it has stagnated, often due to low land values, poor connectivity and outdated infrastructure. We have an ambition through this strategy to level the field, ensuring we don't just build homes, but create places and communities we are proud to call home.

What we are doing now

We are working with partners such as Homes England, West Yorkshire Housing Partnership and developers to deliver on our Strategic Place Partnership, accelerating development through our **£3.2 million Housing Accelerator Fund** and prioritising delivery on brownfield sites through our **£89 million Brownfield Housing Fund**.

Rationale

The homes we need

Collectively, West Yorkshire needs to build more than 9,000 homes on average per year to meet the housing requirements of its growing population. In 2018/19, West Yorkshire delivered 9,262 homes – the highest number of homes completed in a single year over the last 10 years. As with most parts of the country, the COVID-19 pandemic, Brexit, global conflicts and cost-of-living crises have contributed to a slowdown in overall delivery. Despite an improvement in housing delivery in 2021/22, the number of homes we started to build have seen an overall slowdown in 2022/23, predominantly due to rising costs and a challenging operating environment.

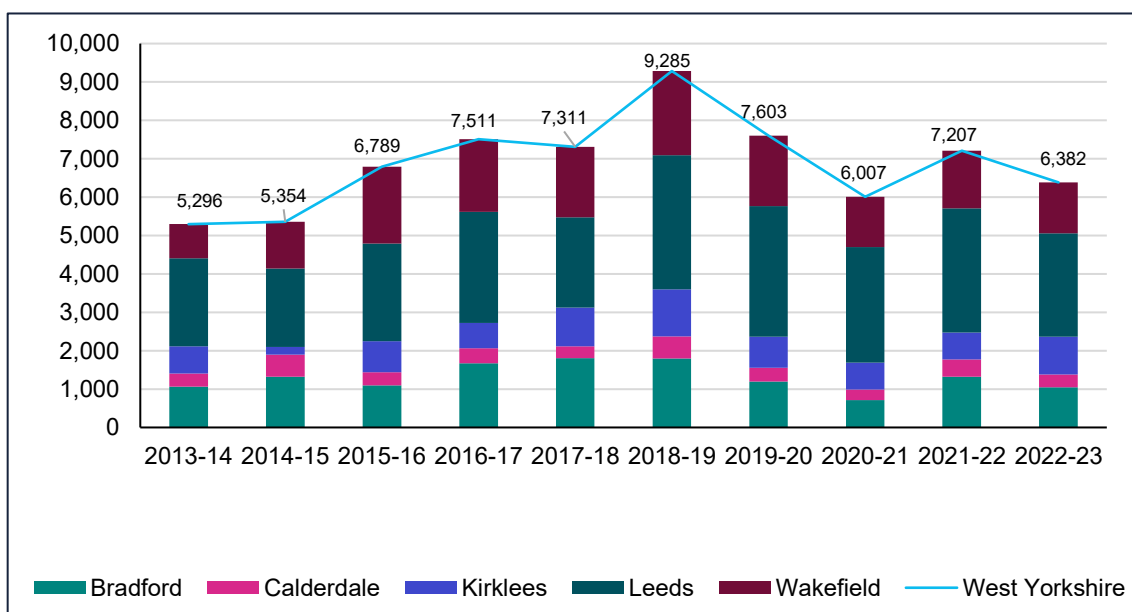


Figure 5 Net Additional Dwellings by Local Authority Area (2013/14 - 2022/23) - West Yorkshire
Source: DLUHC Live Tables

However, these changes have not been felt across all parts of West Yorkshire. Development tends to occur more frequently in the North and East of the region due to stronger markets and higher land

values. These factors make development more viable in these areas, often leading to greater profits. This has left many communities behind, particularly in those areas where development is challenging, often because lower land values are compounded by higher costs associated with remediating land, so that it is ready to build on, and dealing with outdated infrastructure.

Crucially, not enough affordable homes are being built across West Yorkshire. The year 2022-23 saw 1,536 affordable homes delivered, the highest number completed in a single year since 2010-11, yet this is still not enough to meet demand¹⁰. As prices and household costs continue to rise, building more affordable homes remains central to our mission to ensure everyone in West Yorkshire has a warm, safe and secure place to call home.

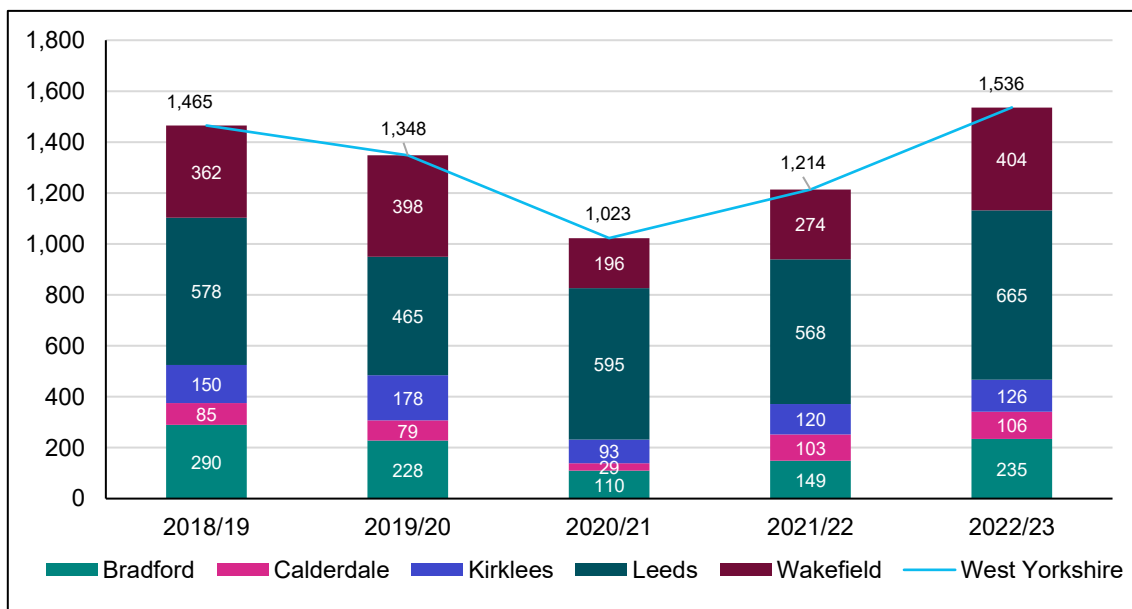


Figure 6 Affordable Housing Completions by Local Authority Area (2018/19 – 2022/23) - West Yorkshire
Source: [DLUHC](#)

Places and connectivity

Whilst comparatively lower house prices in many parts of West Yorkshire may be perceived as demonstrating affordability, this creates a significant challenge in attracting developers and investors where market values are lower than in other parts of the country. In addition, whilst house prices may be lower than the national average, wider cost-of-living pressures are often more intensely felt by people in West Yorkshire than in other parts of the country, exacerbated by poor connectivity.

Transport and housing costs are the two most significant items of expenditure for typical UK households. In West Yorkshire in the year to 2022, households were spending almost equal amounts per week on housing and transport (£65.70 and £64.50 respectively).¹¹ This high level of spend on transport indicates a clear need for better-connected places, supported by a robust public transport network, ensuring that people have greater choice in where they live and access opportunities. As we embark upon the delivery of our Connectivity Infrastructure Plan and the development of a Mass Transit network in West Yorkshire, improving the connectivity of the places is central to our strategy.

Brownfield land and existing buildings

There is capacity for 56,000 new homes with planning permission in West Yorkshire, of which over 38,000 are on brownfield land.¹² However, across the region as a whole, brownfield sites contributed to just 46% of new homes actually delivered in 2022/23. Prioritising delivery on brownfield land is a key part of our strategy given that it is often sustainably located in existing urban areas, making it well connected to current and emerging transport networks. However, our industrial legacy means that brownfield land requires remediation, so that it is ready to build on, and land is often owned by multiple parties, making delivery particularly complex.

In addition, West Yorkshire's long industrial heritage leaves a legacy of many beautiful buildings, but these buildings have often outgrown their original use. Work undertaken by Historic England in 2018 showed that there were 922 textile manufacturing sites across West Yorkshire surviving in some built form with 157 of these being protected as listed buildings. It is estimated that there is some 736,565 square metres that is vacant or under-used.¹³ As well as manufacturing sites, our town centres are filled with architecturally unique buildings, many of which are often underused and prime for renovation to support town centre living, with great connectivity and supported by a strong local cultural and leisure offer. Whilst reuse of existing buildings and delivery on brownfield land can be challenging, maximising the potential of our towns and cities is at the core of our strategy.

Diversity of provision

To boost the delivery of the right homes in the right places, we need a range of providers to work with us and across our region. From housebuilders with the capacity to build at scale through to locally driven interventions such as community-led housing providers and self-builders, provision needs to be diverse and innovative to meet regional housing demand. West Yorkshire already has well-established partnerships that share our ambition to create sustainable and affordable homes and great places to live, including the West Yorkshire Housing Partnership, which brings together the main providers of affordable housing in the region. Leeds is also home to People Powered Homes who are championing the community-led housing sector on a national scale and are proactively supporting community led development across West Yorkshire. There is also a clear demand for greater self and custom-build homes in the region. For example, in Bradford 1,175 households are registered on the council's self-build register and in Kirklees, the household survey identified 2,613 households who would be interested in self-build.¹⁴¹⁵

It is often more challenging for small and medium-sized enterprises (SMEs), affordable housing providers and community-led developers to compete with volume builders to access land and develop the homes communities need. Whilst affordable housing delivery has seen a marked improvement in West Yorkshire, the operating environment is becoming increasingly challenging – as well as being faced with increased development costs, providers are also having to balance investment in existing stock, ensuring homes are fit for the future. Community-led housing groups also told us they often lack the upfront investment needed to progress projects into delivery.

Workforce and supply chains

The construction sector in West Yorkshire currently employs 70,000 people, but this is an ageing workforce that has been in decline over a number of years.¹⁶ A skilled construction and development workforce is critical to achieving the growth we need. It is well documented that the construction industry nationally is facing a skills shortfall with an additional 225,000 construction workers needed in the UK by 2027.¹⁷ In addition, critical resources in planning and other local authority teams have also seen a decline, particularly in the North where planning teams reduced by 65% between 2010 and 2019.¹⁸ As we move towards a more sustainable future, we will also see the need to increase green skills across the workforce, particularly in the construction sector as we seek to increase off-site manufacturing and modern methods of construction.

Delivering the homes we need also relies on robust and resilient supply chains. The period of lockdown caused by COVID-19, followed by successive disruptions to international supply chains as a result of global conflicts, have led to significant increases in material costs and availability, with cost increases of 10.4% between 2022 and early 2023, which followed an 11.2% increase from 2021.¹⁹

Outcomes

Deliver a robust pipeline of housing development opportunities aligned to well-connected places

We will continue to work closely with our partners to develop our housing pipeline and identify the tools available to unlock and accelerate delivery, with a strong focus on maximising affordable homes. We recognise the importance of creating well-connected places where people can access good jobs and opportunities easily and will build this into our emerging Economic Strategy. As we embark upon the implementation of the West Yorkshire [Connectivity Infrastructure Plan](#), update our West Yorkshire Local Transport Plan and develop a new mass transit system across the region, we will work to align our transport and housing investment in places and communities that can benefit most from a better-connected region – ensuring more people are connected to opportunity through sustainable and active travel modes, and creating more attractive places to live.

Support local authorities to deliver on housing need set out in Local Plans

We will build on our strong track record of working with local authorities to invest in and deliver much needed new homes across the region capitalising on the successes of the [Brownfield Housing Fund](#) and other programmes of delivery in the region. We will make a bold case for greater devolved funding that supports the development of excellent quality new homes in West Yorkshire, which should be tailored to meet local needs and recognise the challenges of our regional market. We will continue our relentless focus on maximising the number of affordable homes delivered in the region. We will work to establish the West Yorkshire Housing Developer Forum bringing together public and private sector partners with a shared ambition to create great places and build new homes across all parts of West Yorkshire. This forum will highlight opportunities across the region and explore innovative solutions to boost delivery.

Improve the number of sustainable homes developed

Our partners share our ambition to develop sustainable homes that meet the needs and requirements of people and communities, and we are committed to deepening our partnerships with a range of sustainable and innovative delivery partners, including the community-led housing sector, small and medium-sized enterprise (SME) developers and a range of affordable housing providers, to diversify the provision of new homes. We will explore new ways of working together and unlocking the barriers to delivery often faced by those aiming to go the extra mile, providing the highest standard and quality of affordable homes. We will work with partners to identify the skills, expertise and supply chains needed to make sure that our homes are equipped for our net zero-carbon future by 2038 in West Yorkshire. We will also encourage futureproofed homes by supporting our local authority partners to secure high-quality, low-carbon development across the region that meets requirements such as the Future Homes Standard and avoids the need for additional retrofitting, as well as developments that have robust, climate-resilient infrastructure to protect residents from risks such as flooding.

Increase in the homes delivered in Spatial Priority Areas

The launch of the [West Yorkshire Strategic Place Partnership](#) marked an important milestone, cementing our commitment as West Yorkshire Combined Authority, Homes England and our five local authorities to work together to unlock the delivery of homes as part of a co-ordinated approach to the regeneration and transformation of our places. The Partnership recognises 16 of the most transformational housing-led development opportunities across West Yorkshire's [Spatial Priority Areas](#) with the potential to deliver 40,000 new homes over the next decade. Through the Partnership we will work together to align our resources, funding and priorities at an early stage so we are well prepared to deliver much needed homes across our places. We will provide resource and capacity locally and regionally to develop projects supporting delivery of good quality homes across our Spatial Priority Areas.

Objective 2: Increasing the provision of truly affordable, accessible and adaptable homes

There are not enough affordable homes in West Yorkshire to meet present and future demand. Within our [West Yorkshire Plan](#), we committed under Mission Two to creating a truly affordable housing offer to meet the needs of people and communities. The expansion of the private rented sector, where rents are not regulated, coupled with the loss of social homes through the right to buy, has meant that a growing number of households face affordability issues and insecurity of tenure. These issues exacerbate homelessness and rough sleeping. Turning to future demand, homes across our region will need to adapt across our life course to support better quality of life for residents with support needs. We are committed to developing a high-quality housing offer that supports the health of our region by improving access to truly affordable, accessible and adaptable homes.

What we are doing now

West Yorkshire delivered more affordable homes in 2022/23 than any year since the global financial crisis and we are supporting the delivery of more affordable homes through our **Brownfield Housing Fund** and work with Homes England. We are driving forward dementia-ready housing across our region through our **Dementia-Ready Housing Taskforce**. The West Yorkshire Housing and Health Network has established a set of joint priorities where housing activity can support people to live a long, healthy life.

Rationale

Accessing a home

There are nearly 85,000 households on housing waiting lists across West Yorkshire,²⁰ and in the last year nearly 12,000 households were owed homelessness duties across our five local authorities.²¹ The leading causes of homelessness appear to be family or friends unable or unwilling to continue to provide accommodation (29%) and end of private sector tenancies (23%), however it is worth noting that these reasons often mask wider vulnerabilities that people homeless or at risk of homelessness are facing.²² The level of acute housing need indicated by these numbers creates a challenging operating environment for our local authority housing options teams, with over 1,100 households in temporary accommodation, nearly 100 of which are households with children often placed in hotel or bed and breakfast accommodation.²³ Underrepresented groups often face an increased risk of experiencing homelessness due to a variety of factors, for example LGBTQIA+ individuals are reported to be at a higher risk of homelessness associated with discrimination.

Rough sleepers and those in temporary accommodation are subject to elevated levels of violence. Research commissioned by our [Violence Reduction Partnership](#) found that nearly three-quarters (73%) of individuals who had recently experienced homelessness or slept rough in West Yorkshire felt unsafe, and nearly a third (29%) were subject to violence because of their homelessness.²⁴

Affordability (rent)

Between 2022 and 2023, rents for three-bedroom homes across England rose by 4%. With the exception of Bradford, all West Yorkshire districts experienced higher growth than England (Kirklees 13%, Leeds 10%, Wakefield 9%, and Calderdale 5%). In the five years between 2018 and 2023, rents in Leeds have increased by around 23%, significantly outpacing national average increases (19%).

These increases have significant consequences for affordability. Our analysis indicates that nearly 40% of households living in the private rented sector cannot afford current average monthly rent costs in West Yorkshire, and affordability has decreased by 10% over the last four years. This means

that if rent increases continue to significantly outpace wage increases, affordability will continue to decline rapidly.²⁵

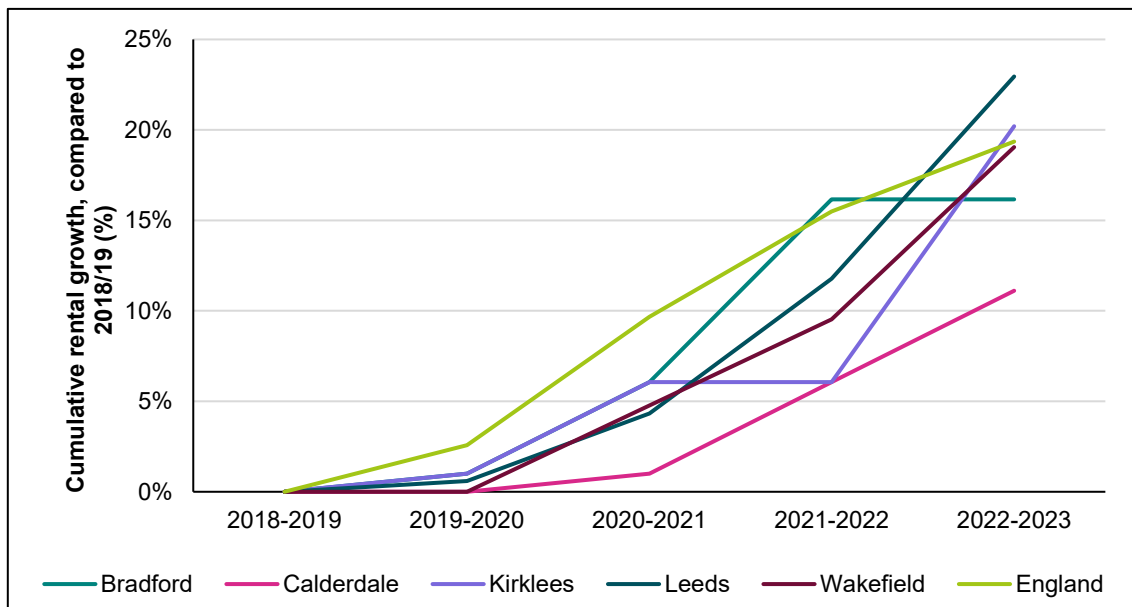


Figure 7 Rental price growth since 2018/19 - West Yorkshire
 Source: ONS Private rental market summary statistics in England

Affordability pressures are felt most acutely by households on low incomes. A low-income family that requires Local Housing Allowance (housing benefit) to pay the average three-bedroom rent in Leeds will have an annual shortfall of over £1,500 per year. This is money that will have to be diverted from essential living costs, driving up poverty across West Yorkshire. Our modelling suggests that a dual-earning minimum wage household in West Yorkshire where one member works full time and the other part-time (4 days per week) cannot afford the average rent on a three-bedroom property, and would struggle to do so even where both earners work full-time on minimum wage.²⁶

Local authority	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Bradford	£495	£500	£525	£575	£575
Calderdale	£495	£495	£500	£525	£550
Kirklees	£495	£500	£525	£525	£595
Leeds	£671	£675	£700	£750	£825
Wakefield	£525	£525	£550	£575	£625

Table 1 Monthly private rents (3 bedroom) by local authority area - West Yorkshire
 Source: ONS private rental market summary statistics in England

Affordability (home ownership)

Affordability issues in the private rented sector, as well as the challenging macro-economic environment, have a knock-on effect on the accessibility of home ownership as households struggle to save for deposits. Whereas 84% of first-time buyer households could afford a mortgage on the average West Yorkshire property in 2019, by 2023 only 62% could indicating a significant decline in the accessibility of home ownership.²⁷ Worsening affordability of homes for purchase can be seen in a simple house price to earnings ratios across the region, with a 66% increase in the ratio of wages to house prices between 2002 and 2022 in **Figure 8**. However, such ratios fail to account for challenges specific to our region, including the high relative cost of transport to access jobs across our region and higher costs associated with heating our ageing and fuel-inefficient housing stock, which disproportionately affects households struggling to buy their first home.²⁸

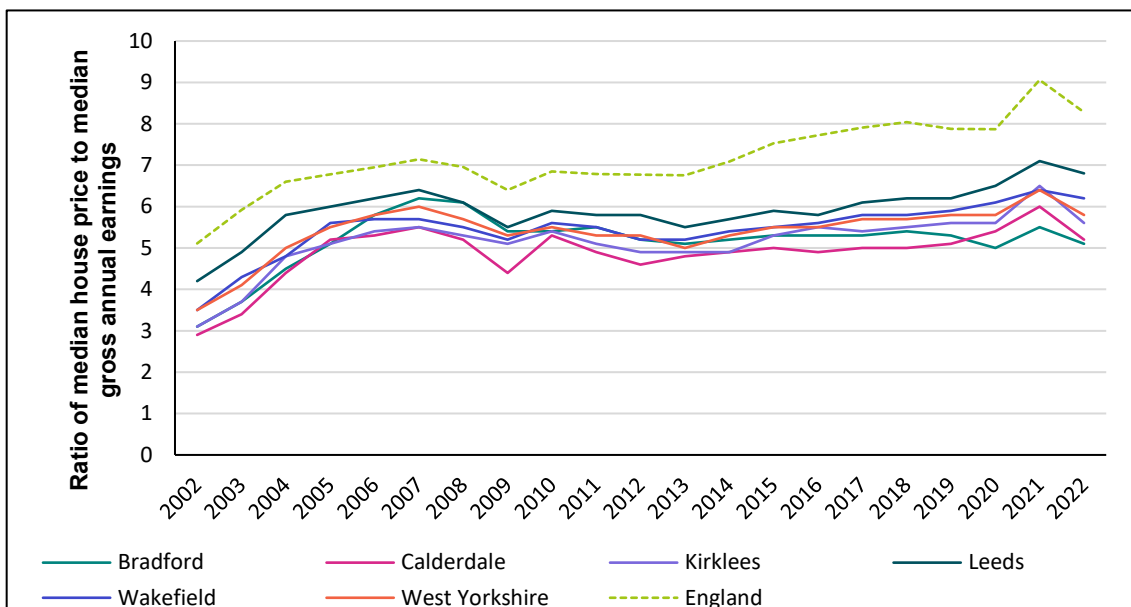


Figure 8 Ratio of median house price to median gross annual earnings
Source: [ONS](#)

Homes to support health and independence

Some of our residents require specialist or supported accommodation to help them live independently. Inappropriate accommodation or support arrangements can place immense strain on families, lead to the breakdown of community living arrangements and may lead to hospital admissions or homelessness. Equally, a lack of available supported accommodation to meet needs may also prevent timely discharge from hospitals or other settings. It is estimated that, across West Yorkshire, over 6,000 people have support needs arising from learning disabilities and autism, and over 2,500 people have support needs arising from severe mental health issues.²⁹ A recent gap analysis conducted on behalf of the West Yorkshire Health and Care Partnership indicated that over 1,300 supported or specialist accommodation homes are required over the next decade to meet this need across our region.³⁰

Adaptable homes for life

West Yorkshire, in line with national trends, has an ageing population.³¹ Healthy life expectancy across the region is below the national average, which means residents may require adaptations or support in their home at an earlier age.³² It is important to emphasise the social, cultural and health diversity of those in mid and later life, and whilst poor health is not inevitable, homes should be adaptable to support residents with daily activities to enable ageing-in-place.

Homes across the region also have a significant potential role in preventing poor health. Research shows that low-cost home modifications can lead to a 26% reduction in falls requiring medical treatment,³³ yet it is estimated nationally that 93% of homes lack basic accessibility features.³⁴ Homes that fail to adapt to changing needs also impact hospital discharge. For example, patients with dementia occupy around a quarter of acute hospital beds, posing a significant challenge for the NHS.³⁵

Outcomes

Increased delivery of affordable housing across all local authority areas

We will continue to work closely with the West Yorkshire Housing Partnership and Homes England to identify, unlock and support the delivery of affordable homes and develop a robust pipeline across the region. We will look to maximise the potential for delivery on brownfield sites through existing funding, and make the case for further devolved funding to support this. With our local authority partners, we will continue to explore delivery models and policy tools that can boost affordable housing delivery. We will commission work with local planning authorities to explore the alignment of viability assessments across West Yorkshire to present a clear and consistent approach to affordable housing delivery expectations.

Improved access to the housing market for low-income households

We will develop a clearer understanding of affordability challenges across our region, focusing on low-income households. This work will span across tenures, looking at the impact on those struggling to access or maintain home ownership, as well as those struggling to access to maintain tenancies in the private and social rented sector. We will continue to make a strong case to central government to support people on low incomes, such as linking the Local Housing Allowance to the rising cost of rents. We will make the case for greater local control of the Affordable Homes Programme to allow us to target funding an interventions to increase the delivery of social housing, delivered by both councils and registered providers in the region, that meet local need.

Support local authority partners to address housing need

With our local authority partners, we will focus on where Combined Authority activity can add value to their existing work on housing need, focusing on support for residents struggling to maintain their existing living arrangements, and support for those struggling to access accommodation. We will develop a regional understanding of temporary accommodation, ensuring that provision is both cost-effective and of a decent quality, advocating for our local authorities by making the case to central government for sufficient funding and a pipeline of accommodation to meet increasing demand. We will work to understand the housing needs of diverse and minority communities within our region, including residents with disabilities, LGBTQIA+ households, people from ethnic minority backgrounds, Gypsy and Traveller groups, and European Roma communities.

Increased support for local authorities tackling homelessness

We will consider where Combined Authority activity can add value to local approaches to homelessness, and whether models adopted elsewhere (such as Housing First or other trauma-informed approaches) could benefit the region, making the case to government to roll out support and learning from areas which have undertaken pilot schemes. We will also progress our work on experiences of housing instability and violence, working to ensure that those facing multiple disadvantage and homelessness across our region feel safe to access the support that they need.

Increased level of accessible and adaptable housing

We will bring together colleagues across housing and health to understand current and future need for supported housing for those with additional needs, including purpose-built accommodation, and how our activity can support the development of a robust pipeline to meet needs. We will seek to take a joined-up approach across housing and health, building on our recent Partnership Agreement with the West Yorkshire Integrated Care Board and make a bold case for further devolution to ensure housing models support the health and care needs of our ageing population and residents with health and care needs. We will continue to work, through our West Yorkshire Dementia-Ready Housing Taskforce, to improve the well-being of those living with dementia in West Yorkshire and their carers and ensure that our housing provision is appropriate for the dramatically rising levels of dementia we are experiencing across our region.146

Objective 3: Improving the quality of our existing homes

Housing is an important social determinant of health, and Mission Two of our [West Yorkshire Plan](#) recognises the significance of good quality and energy efficient homes for individual and community well-being. Improving the quality of the homes we already have across West Yorkshire will be key to delivering a high-quality housing offer across our region. Yet, housing across West Yorkshire is generally older, lower-quality and less energy efficient than the average home in England. This makes our homes more expensive to live in and keep in a good state of repair, but also means that our homes can have significant negative impacts on the health of our residents. Decarbonising our housing stock is an important element of our work under Mission Four of the [West Yorkshire Plan](#) and our [Climate and Environment Plan](#) as we work towards a net-zero carbon economy by 2038.

What we are doing now

We are developing our **Better Homes Hub** to support everyone in West Yorkshire to live in a warm, comfortable and low-carbon home. Alongside our partners, we are investing over **£40 million to retrofit over 5,000 social homes** through the Social Housing Decarbonisation Fund. We have established a partnership agreement with the West Yorkshire Integrated Care Board that will help us to strengthen the partnerships between housing and health professionals across the region.

Rationale

Energy efficiency

Our region has an ageing housing stock, with a quarter (25%) of our homes built before 1919.³⁶ There are particular concentrations of older homes surrounding our major cities, Leeds and Bradford, as well as neighbourhoods in our industrial valleys of Bradford, Calderdale and Kirklees. These homes are typically less well insulated and often more expensive and difficult to retrofit.

This means that our homes are also less energy efficient. Just over a third of our homes (38%) have a reasonable level of thermal efficiency, measured at EPC C or above. This is lower than the national average (47%). The five local authorities also have a lower proportion of Certificates A-C than the national average, ranging from 33% (Bradford and Calderdale) to 41% (Leeds).³⁷

The Mayor of West Yorkshire and the West Yorkshire Leaders have declared a climate emergency, and set an ambitious target for the region to be net-zero carbon by 2038. Our homes contribute over a quarter (26%) of the region's existing carbon emissions. Improving their energy efficiency is an essential part of realising this ambition, as set out in our [West Yorkshire Climate and Environment Plan](#).

Decarbonising our homes will require concerted efforts at a local and regional level to develop supply chains and bring down the per-home cost of retrofit activity. Part of this activity will also include scaling up our workforce development to ensure that we have the skills we need to deliver on our ambitions. Initial estimates on the level of retrofit required across our region indicates a need for a 30,000 strong workforce to be developed and sustained up to 2038.³⁸

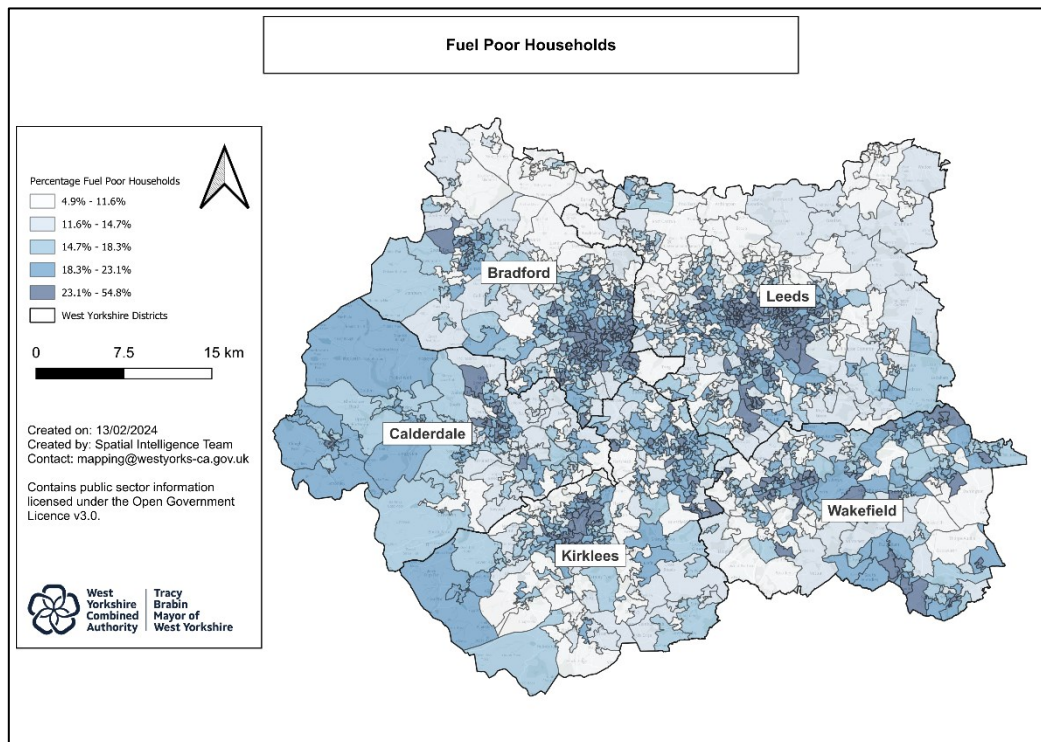


Figure 9 Fuel Poor Households West Yorkshire
Source: WYCA/BEIS

Fuel poverty

One of the consequences of poor energy efficiency in our homes is higher levels of fuel poverty. It is estimated that 29% of West Yorkshire households are in fuel poverty, which is a significantly higher proportion than is estimated nationally at 21%.³⁹

We recognise that retrofitting our homes will, in the medium to long-term, help to reduce energy costs for our residents, including those in fuel poverty. However, more immediate action is needed to respond to the energy needs of households in crisis.⁴⁰ There is also a correlation between neighbourhoods that fall into the most deprived decile within Index of Multiple Deprivation (IMD) and older properties with poorer EPC ratings, which suggests that those in low socio-economic areas are often disproportionately impacted by our thermally inefficient homes.

Decent homes

National statistics show that there is a strong relationship between energy efficiency and housing quality, and over half of homes with poor energy efficiency do not meet the Decent Homes Standard.⁴¹ This is exacerbated by a high proportion of pre-1919 homes across West Yorkshire which often were not originally built to meet today’s living standards.

Official estimates indicate that one in every five homes (21%) across West Yorkshire does not meet the Decent Homes Standard, which is higher than the national average (17%).⁴² Non-decent homes may not meet statutory minimum safety standards for housing or may be in a state of disrepair.

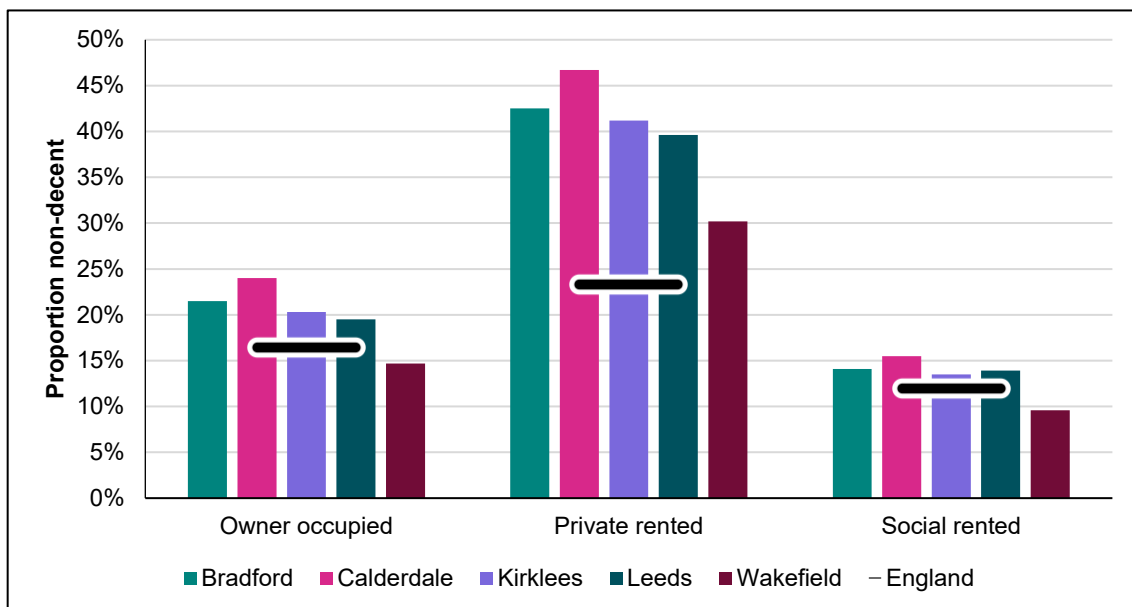


Figure 10 Non-decent occupied dwellings
Source: [DLUHC](#)

The private rented sector is a cause for particular concern with an estimated two in every five privately rented homes (39%) failing to provide decent quality accommodation.⁴³ This is compounded by issues relating to affordability and access to the private rental market identified under **Objective 2**: Increasing the provision of truly affordable, accessible and adaptable homes, as well as the growing role of the private rented sector, indicating the need for urgent and concerted efforts in this area.

A decent home is also somewhere we need to feel safe and secure. Housing providers in particular are in a unique position to support prevention of crime by offering support and guidance to victims and communities. There is incentive for providers to intervene too, as research in relation to domestic abuse has found that cases of abuse are estimated to create housing costs of £160million per year.⁴⁴

Housing and health

Nationally, it costs the NHS an estimated £1.4 billion per year to treat conditions related to poor housing. Respiratory conditions related to cold homes which are more prone to damp mould and condensation are a particular concern with estimates suggesting that mitigating excess cold would save the NHS over £850million alone per annum. Taking into account wider societal and economic impacts, the total cost to society of poor housing in England is likely to amount to around £18.5 billion per year.⁴⁵

West Yorkshire faces particular population health challenges. Healthy life expectancy (at birth) for both women and men in West Yorkshire is much lower than the England average.⁴⁶ Whilst housing is not the only determinant of healthy life expectancy, the relationship between housing conditions, poorer households and poor health is clear. Housing is identified as a key social determinant of health in the [NHS Long Term Plan](#) and research from Shelter found that poor housing conditions increase the risk of severe ill-health and disability by up to 25%.⁴⁷ There are a range of programmes already underway across West Yorkshire demonstrating the positive impact of successful housing initiatives can have on health and housing for our population and work is underway through established partnerships to explore developing these initiatives further.⁴⁸

Outcomes

Work towards eliminating non-decent homes across West Yorkshire

We will work with our local authority partners to understand existing support available for households living in non-decent accommodation across all tenures, enable interventions that improve the quality of existing homes, and make the case for further devolved funding to tackle decency issues across our region. We will align our investment in energy efficiency with improvements in housing conditions to support addressing poor quality housing. We will work with our partners both in housing and policing and crime to explore ways improve home safety, initially focussed on supporting household victims of domestic violence. We will make the case for a long-term, sustainable approach to investment in decent, climate resilient homes across our region.

Improve the quality of homes in the private rented sector

A significant proportion of our private rented sector is failing to provide decent homes for our residents. We will work with our local authority partners to build an understanding of their existing powers and enforcement capacity, sharing best practice and supporting capacity within the region wherever possible. We will seek to identify best practice from across the region and other areas to implement measures that improve the quality of the private rented sector. We will use this to continue to make the case to central government for devolved powers to tackle the acute issues that exist across the private rented sector in West Yorkshire.

Increase the number of low carbon homes to work towards our net-zero targets by 2038

The Combined Authority has set out an ambitious route to net zero by 2038. Housing is a major contributor to our carbon emissions. In order to reach our targets by 2038, collectively we need to:⁴⁹

- Retrofit 680,000 homes to at least an EPC C rating
- Install 665,000 domestic heat pumps
- Deploy district heating to 250,000 homes
- Install 171,000 domestic solar panel (PV) systems

We will work towards this by establishing a Better Homes Hub including a one-stop shop for retrofit advice and support across the region. We will continue to make the case to central government for devolved funds and powers to accelerate our retrofit activity across West Yorkshire, and ensure that our homes are resilient to meet the demands of our changing climate.

Reduce the proportion of households in fuel poverty

We will continue to target our devolved funding, where possible, to deal with cost-of-living pressures felt most acutely by those in poverty. We will work to ensure that our retrofit and other net zero activity prioritises groups that will benefit from energy efficiency measures, and tailor our approach to ensure that those measures deliver cost savings to residents.

Reduce the incidence of health issues related to housing quality

Poor quality housing has significant consequences for the health of our residents. Building on our [partnership agreement with the West Yorkshire Integrated Care Board](#), which recognises housing as an area for joint activity, we will work strategically with partners in health and social care, housing providers and local authorities. We will mobilise a shared evidence base on the key issues facing our region and, using this data-led approach, we will work in partnership to develop targeted interventions and support the wider implementation of programmes and initiatives that reduce the impact of poor-quality housing on the health of our region.

Objective 4: Creating resilient places that support the wellbeing of our residents

West Yorkshire is made up of vibrant and thriving communities, but health and prosperity are not spread equally across the region. In some of our places, this inequality means residents have poor access to local amenity, green space and active travel infrastructure to exercise and thrive. Some places see higher rates of violence and anti-social behaviour. Mission Two of our [West Yorkshire Plan](#) sets out the role of great places and healthy communities in tackling these inequalities. Through our interventions, we will build on the strengths of our existing places, ensuring that our homes and communities play their vital role in supporting the health, safety and happiness of West Yorkshire residents. We must work to ensure that our physical, digital and community infrastructure are robust, and that our neighbourhoods are great places to live and play, where people can safely walk, wheel and cycle. This infrastructure is essential to realising our ambitions under Missions Three and Five of our West Yorkshire Plan to be a region where active travel is the easiest choice for short journeys, and where all people feel safe in their communities.

What we are doing now

We are delivering cycle lanes, traffic-free paths and ‘school streets’ through **£23 million of active travel funding**. We are investing up to **£22 million across West Yorkshire to reduce flood risk**. We have launched our Safer Parks Guidance to improve access to public recreational space for women and girls across the region.

Rationale

Inequality within our communities

Across our region, rates of home ownership, security of tenure, homelessness and other housing metrics differ when considering the influence of age, gender, ethnicity, disability and other protected characteristics.⁵⁰ This structural inequality has a negative impact on housing stability and access to accommodation – for example, our research suggests that ethnic minority communities are disproportionately represented in areas of high deprivation.⁵¹ Violence is also more prevalent in areas with higher levels of deprivation and poorer quality homes, with 41% of individuals admitted

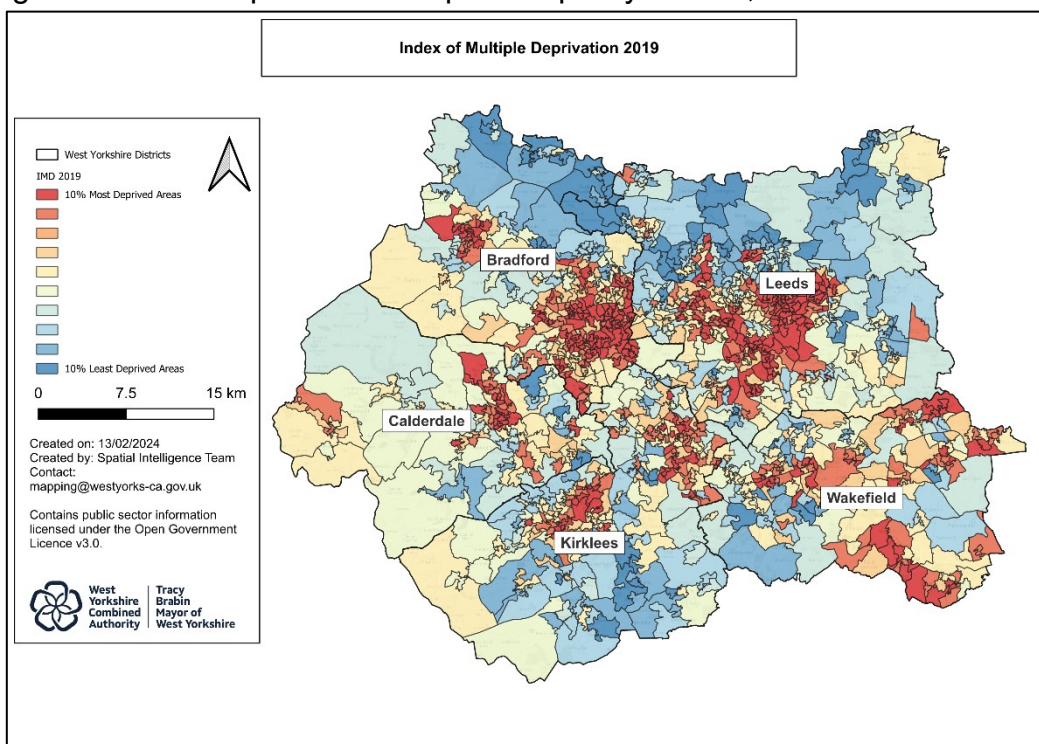


Figure 11 IMD 2019 by LSOA
 Source: [DLUHC](#)

to hospital with injuries relating to violence living in areas of West Yorkshire that fall within the bottom 10% of the Indices of Multiple Deprivation index.⁵²

Evidence also indicates that minority communities are more likely to experience housing deprivation than white households. For example, Gypsy and Traveller households are 7.5 times more likely to experience housing deprivation, and many sites allocated to accommodate Gypsy and Traveller communities suffer disproportionately from issues such as noise and air pollution.⁵³

Access to green space and play

Green space and water environments are vital to the quality of our lives and the natural ecosystem. Only around a quarter of West Yorkshire residents have access to local natural green space which is accessible within a 5-10 minute walk.⁵⁴ There are also significant geographical variations – whilst two-thirds of West Yorkshire residents are within 2 kilometres of 20 hectare green space, such as a public park or garden, only 38% of Kirklees residents have this level of access.⁵⁵ Research also indicates that people from ethnic minority communities are twice as likely to live in an area with green space deprivation.⁵⁶ Data indicates that green space deprivation in West Yorkshire is most pronounced in Bradford and Calderdale, where people from ethnic minority backgrounds make up 57% and 60% of the population respectively.⁵⁷

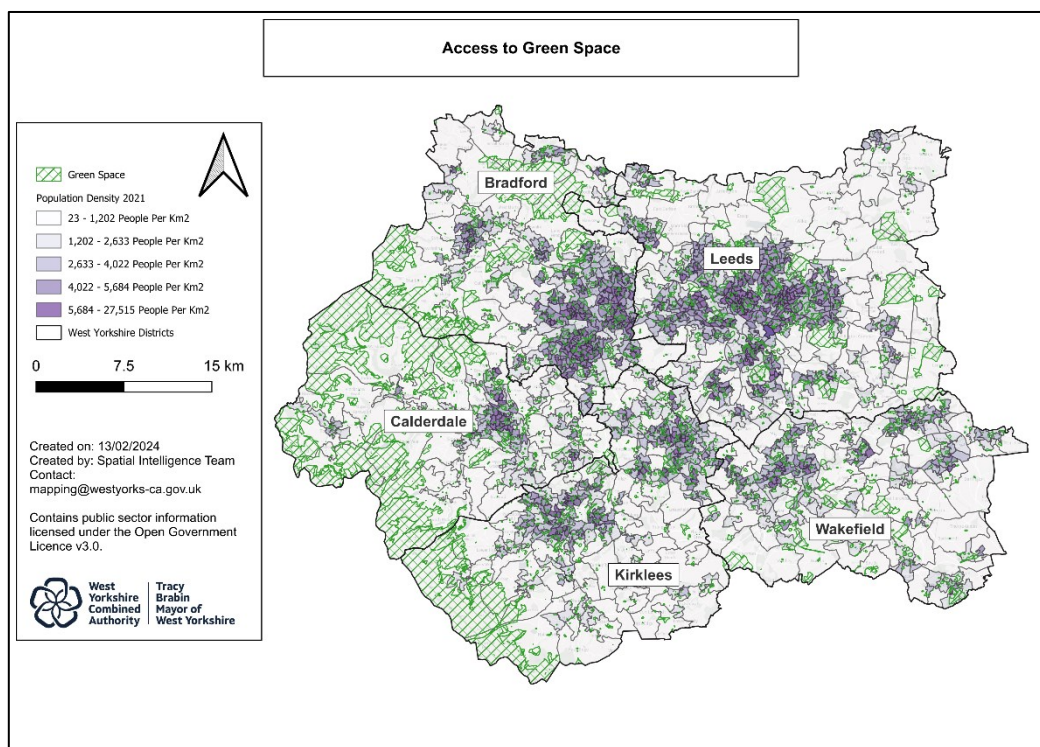


Figure 12 Access to greenspace (300m access to 2 HA greenspace)
 Source: ONS and Natural England, 2023

The importance of parks for health and wellbeing is widely documented, but the benefits of local parks are not always easily available to women and girls. Many women and girls across West Yorkshire feel unsafe in our parks, reflecting broader issues of safety that go beyond parks and public open spaces.⁵⁸

The availability of safe outdoor space is also important for the wellbeing of children across West Yorkshire, and play is a fundamental right recognised by the United Nations Convention on the Rights of the Child. However, some children do not have access to private outdoor space as part of their home environment and many are prevented from playing safely in the area surrounding their homes due to, for example, parked cars and traffic, or rubbish and litter.⁵⁹ Leeds is the first local authority in England to implement a full Play Sufficiency Assessment, which identifies the need for cross-service and cross-agency collaboration on an action plan to influence policies and approaches

to the built environment with the aim of developing attractive and liveable neighbourhoods for children, families and for all members of the community.

Safety of walking and cycling

Our [Transport Strategy 2040](#) sets an ambition for the region to become a safe place for cycling and walking, to improve the quality and liveability of our places. Safe walking and cycling infrastructure are key to inclusive growth, and support prosperity for people and businesses across West Yorkshire. Walking accounts for around 39% of all trips made by West Yorkshire residents, which is higher than the England average (33%).⁶⁰ Yet, cycle trips represent only around 0.2% of all trips made by West Yorkshire residents, much lower than the 2% average across England.⁶¹ West Yorkshire residents rely heavily on private car use, which accounts for 54% of trips across the region.⁶²

Resilience of infrastructure

Our homes need good quality infrastructure to thrive. This requires sustainable neighbourhoods with good access to local amenities and facilities that support a good quality of life. West Yorkshire is made up of a network of unique cities, towns and villages all with their own identities and proud cultures which provide the foundations of great places to live. Our Strategic Place Partnership focus areas embed principles of placemaking at their core, recognising the importance of place and infrastructure in creating a sustainable housing offer.

A particular challenge in parts of West Yorkshire is a high and increasing risk of flooding, compounded by the climate crisis. Our [West Yorkshire Climate and Environment Plan](#) recognises that some areas are under severe and constant threat, particularly in the wetter autumn and winter months. Around 3% of properties in West Yorkshire fall within a flood zone, rising to 6% in Calderdale, and flooding will become a more frequent occurrence due to climate change.⁶³

Digital connectivity, particularly fast and reliable broadband, is vital to the economic performance of West Yorkshire and to delivering inclusive growth. Levels of connectivity vary across our region. Leeds has the highest proportion of properties connected to full fibre, with nearly 80% of properties connected, whereas fibre connectivity remains much lower in Calderdale at 17%.⁶⁴

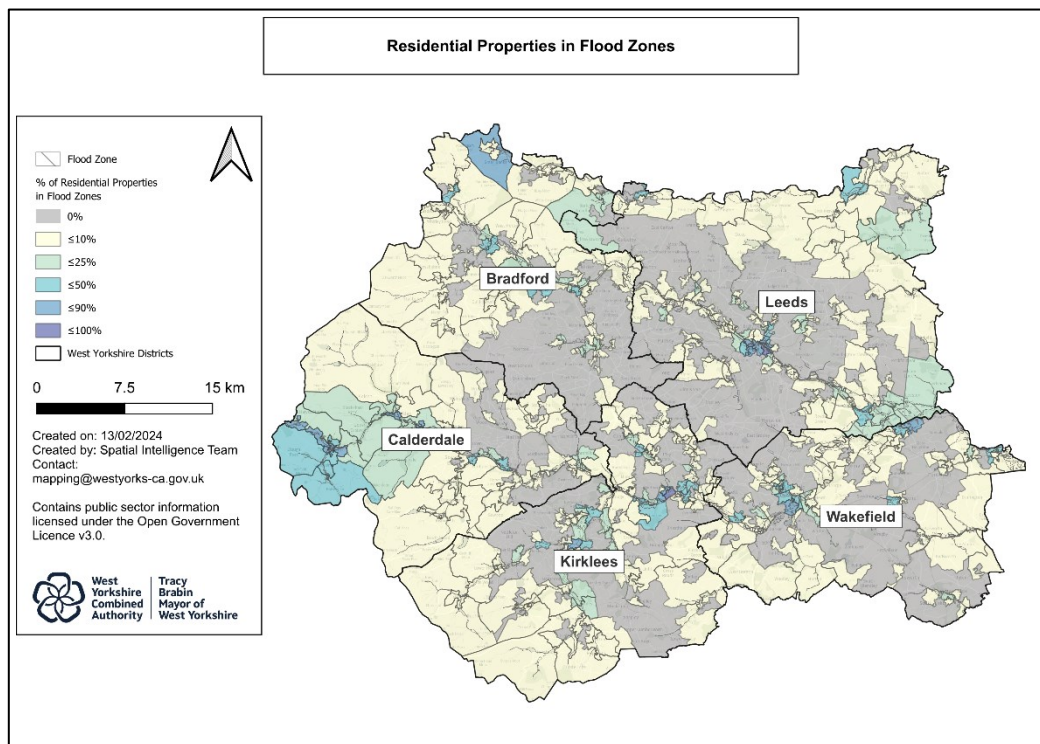


Figure 13 Residential Properties in Flood Zones
 Source: Environment Agency 2023

Outcomes

Improved neighbourhood safety and health through improvements in quality of place

We will work in a joined-up way across our region, in collaboration with colleagues such as the West Yorkshire Police, to ensure that housing within future and existing neighbourhoods supports the Safer Places and Thriving Communities priority set out in our existing [Police and Crime Plan](#). We will focus our investment in places that are in higher need with increased levels of deprivation as our data shows that people living in these communities are at higher risk of crime.

Support for developments with access to green space and space to play

We will support developments that improve access to green space and provide safe spaces to play close to home, focusing on those that make provision for areas that are currently more likely to face green space deprivation or insufficient space to play. We will continue to promote our [Safer Parks Guidance](#) and encourage cross-departmental working on women and girls' safety amongst our local authority partners, working towards safety and gender equity in green space, play and sports policies where they relate to housing development or interventions. As we develop delivery plans across our Spatial Priority Areas, we will embed considerations relating to access to green space, parks and space to play into our plans ensuring that quality of the natural environment is integral to our developments.

Support for developments that facilitate active travel

We will support developments that improve connectivity for active travel within our region, including safe walking, wheeling and cycling infrastructure. We will work within our Spatial Priority Areas and areas identified within our Strategic Place Partnership with Homes England to improve active travel infrastructure so that residents can safely make journeys using healthier modes of transport, making active travel the natural choice for short journeys.

Improved infrastructure resilience

We will work with our local authorities to leverage investment in community infrastructure creating sustainable places and improving access to amenities and facilities that are valued by local people. We are investing up to £22 million in West Yorkshire by backing an ambitious investment programme to reduce flood risk and to allow our communities and businesses to thrive, including our Natural Flood Management Programme, which focuses on reducing the frequency and damage caused by flooding, and our Flood Risk Management Infrastructure Programme. We will work with our local authority partners to ensure that current and future neighbourhoods have the climate-resilient infrastructure they need to thrive. Through our work on digital connectivity, we will continue to engage with the commercial sector to understand the reasons for market failure in certain areas, to ensure that all communities across our region have access to low-cost, high-speed internet. We will develop and implement a Digital Blueprint which will address areas of poor connectivity across the region.

Appendix 1 - Delivering our objectives

Objective 1: Boosting the supply of the right homes in the right places

Outcome	What we are doing now	What we are going to do (years 1-3)	Timescale	What we need to succeed
155 Deliver a robust pipeline of housing development opportunities aligned to well-connected places	We are working with partners to review and update our West Yorkshire Strategic Housing Pipeline and developing a pipeline of affordable homes with the West Yorkshire Housing Partnership	We will develop our networks and partnership working with alternative and innovative affordable housing providers such as community-led and co-housing partnerships.	Summer 2025	A long-term and sustainable increase in capacity and resource for Local Planning Authorities and associated services to accelerate the delivery of housing and related infrastructure.
	<p>We are optimising the use of public sector land through the West Yorkshire One Public Estate Partnership.</p> <p>We are aligning our approach with the principles of our Mass Transit Vision and the Bus Service Improvement Plan to connect our housing ambitions with economic opportunity.</p>	We will proactively align housing-led development opportunities with connectivity and infrastructure improvements such as mass transit to maximise the opportunity for good quality housing growth around transport hubs. This will include working to develop synergy between this Housing Strategy and our forthcoming update to the West Yorkshire Local Transport Plan (LTP).	Aligned to LTP development in 2024/25	<p>A single settlement that includes full flexibility of investment programmes aligned to housing and regeneration which are focussed on achieving better outcomes for people and place</p> <p>Recognition through national funding programmes of West Yorkshire's local market and geographical circumstances to ensure we can maximise delivery through existing and future funding programmes across all places.</p>
Support local authorities to deliver on housing need set out in local plans	<p>We are working with partners to unlock the housing pipeline of new and accelerated developments (for example through the £3.2m Housing Accelerator Fund [HAF])</p> <p>We are maximising the delivery of affordable housing as far as</p>	We will progress pipeline sites through to delivery by supporting marketing, disposal and delivery of housing to meet the delivery of over 9,000 homes per year on average (in line with projections set out in local plans).	<p>Quarterly pipeline review and monitoring underway</p> <p>Delivery of HAF</p>	<p>Greater certainty regarding the timescales of the Future Home Standard roll out and Government strategy ensure all homes are built to a net zero standard to meet</p>

<p>156</p>	<p>possible through our capital investment programmes such as the Brownfield Housing Fund.</p>	<p>We will support local authorities to increase capacity across housing and planning teams to boost delivery by investing directly in local and regional resources.</p> <p>We will work with partners to support addressing the skills shortage and supply chain challenges across the sector, including using our own funding to leverage investment in apprenticeships and other programmes aligned to housing and development.</p> <p>We will embed the need for good quality and affordable homes in the development of our new regional economic strategy, creating joined up approaches between where people live and economic opportunity.</p>	<p>programme 2023/24 – 2025/26</p> <p>Ongoing – aligned to capital investment programmes</p> <p>Aligned to economic strategy development in 2024/25</p>	<p>West Yorkshire’s net zero by 2038 ambitions.</p>
<p>Increase in the homes delivered in areas identified as Spatial Priority Areas</p>	<p>We are working with Homes England and partners to develop and implement delivery models across the Strategic Place Partnership focus area projects.</p> <p>We have launched the West Yorkshire Housing Developer Forum to deepen our relationships with developers in the region to help us deliver strategic projects.</p>	<p>We will work with partners to explore new and flexible delivery models that support the development of the 16 focus area projects identified within the Strategic Place Partnership</p> <p>We will maximise the use of our devolved powers, functions and funds to accelerate the delivery of strategic projects working with our local authority partners.</p>	<p>Progression of delivery models for at least 7 SPP projects by March 2026</p> <p>Ongoing</p>	

		We will align our resources to deliver sustainable communities and prioritise regeneration which includes housing development (for example through aligning our Housing Accelerator Fund, Employment Land Accelerator Fund and SPA delivery model programmes)	March 2026 (aligned to completion of HAF, ELAF and SPA programmes)
Improvement in the number of sustainable homes developed 157	We are prioritising delivery on brownfield land by delivering the £89m Brownfield Housing Fund, unlocking at least 5,400 homes by March 2025.	<p>We will implement a brownfield and stalled site dashboard and toolkit to support developers to unlock brownfield and stalled site delivery.</p> <p>We will work with partners, such as Historic England, to maximise the opportunities to bring existing building back into use supporting residential development in sustainable locations.</p> <p>We will commission research to improve our understanding of MMC relevant to a West Yorkshire context and implement the recommendations working with Homes England.</p> <p>We will work with partners to prepare for the implementation of the Future Homes Standard and improve the number of homes developed to a net zero standard across West Yorkshire</p>	<p>Winter 2024</p> <p>Ongoing</p> <p>Summer 2024</p> <p>TBC (dependent for Future Homes roll out)</p>

Objective 2: Improving the provision of truly affordable and adaptable homes

Outcome	What we are doing now	What we are going to do (years 1-3)	Timescale	What we need to succeed
Increased delivery of affordable housing across all local authority areas 158	<p>We are working closely with the West Yorkshire Housing Partnership and Homes England to identify, unlock and support affordable housing delivery and to develop a robust pipeline across the region.</p> <p>We are ensuring that viability assessments supported through our Housing Accelerator Fund to maximise affordable housing contributions.</p> <p>We are boosting the delivery of affordable housing as far as possible through our capital investment programmes such as the Brownfield Housing Fund.</p>	<p>We will use our current and future investment in housing to leverage further affordable housing delivery across the region.</p> <p>We will use any new flexibilities gained through devolution of the Affordable Homes Programme to maximise affordable housing delivery, including supporting the delivery of council housing where appropriate.</p> <p>We will work with local authorities to align approaches to viability assessments through the planning system to simplify this process and provide clarity to developers on expectations of viability assessments across West Yorkshire</p>	<p>Ongoing (e.g. through BHF)</p> <p>TBC (dependent on Level 4 Devolution)</p> <p>Autumn 2024</p>	<p>Local control of future Affordable Homes Programme funds to ensure funding criteria and flexibilities are maximised in line with the regional market context as well as giving certainty to West Yorkshire providers of funding in the region</p> <p>Long term certainty that support for housing costs for those on low incomes, including local housing allowance, will keep pace with escalating costs of rent.</p> <p>Clarity and certainty about the settlement for Local Government finance in coming years, which will support the critical financial pressure of temporary accommodation faced by local authorities</p>
Improved access to the housing market for people on low incomes	We have undertaken research to understand the affordability of housing across our region across different tenures and in different neighbourhoods	We will focus our investment in the delivery of affordable housing and ensure this is maximised in areas under the greatest levels of affordability pressure.	Ongoing	As the Older Persons Housing Taskforce reports its findings in 2024, commitment to work with West Yorkshire Combined Authority to implement the recommendations building on the

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<p>Support local authority partners to address housing need</p>	<p>We are working with our local authority partners to explore affordable housing delivery models and policy tools that can increase affordable housing delivery.</p>	<p>We will work with the five West Yorkshire local authorities to implement the recommendations of the affordable housing delivery models review seeking to increase the number of affordable homes delivered across the region.</p>	<p>Winter 2024/25</p>	<p>work of our Dementia Ready Housing Taskforce</p> <p>Greater funding certainty for the delivery of supported and specialist accommodation to meet the needs of our population.</p>
<p>Increased support for local authorities tackling homelessness</p> <p>159</p>	<p>We are working with local authorities to identify current approaches to homelessness prevention and intervention and share best practice</p>	<p>We will review lessons learned from the three national housing first pilots and work with local authorities to identify areas where good practice can be applied to local areas.</p> <p>We will use our networks through the policing and crime teams to explore pathways to support prison leavers and those vulnerable to homelessness to secure safe and stable accommodation.</p> <p>We will continue to focus on providing affordable homes for families across West Yorkshire to support move-on from temporary accommodation into long term sustainable tenancies.</p>	<p>Autumn 2024</p> <p>Spring 2025</p> <p>TBC (further work with Local Authorities pending)</p>	

<p>Increased the level of accessible and adaptable housing</p> <p style="text-align: center; vertical-align: middle;">160</p>	<p>We have established a partnership agreement with the West Yorkshire Integrated Care Board that integrates housing as a core part of improving population health in West Yorkshire.</p> <p>We are driving forward dementia-ready housing across our region through the Mayor’s Dementia-Ready Housing Taskforce, and have secured adoption of our dementia-ready housing criteria by the West Yorkshire Housing Partnership.</p> <p>The West Yorkshire Housing and Health Network has led a successful Right-Sizing campaign to support residents to access properties that meet their needs.</p>	<p>We will work with local authorities to gain a greater understanding of supported housing need across the region to guide our investment.</p> <p>We will roll out our dementia-ready housing criteria in West Yorkshire, beginning with the West Yorkshire Housing Partnership members. We will monitor the number of new dementia-ready homes, and work with partners, including residents, to identify opportunities to improve the design of existing homes.</p> <p>We will work with the West Yorkshire Inclusivity Champion to ensure that the voice of West Yorkshire’s ageing population is fed into our work to deliver adaptable homes for life.</p> <p>We will identify the shortfall of new purpose-built housing for older people, such as extra care, to inform the development of programmes and interventions to increase delivery</p> <p>We will work with partners to help signpost people to housing options at an appropriate time, so that they can live comfortably and safely in their home.</p>	<p>Ongoing</p> <p>Ongoing – monitoring approach to be considered Winter 2024/24</p> <p>Ongoing</p> <p>Summer 2025</p> <p>Ongoing (linked to the rightsizing campaign)</p>	
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Objective 3: Improving the quality of our existing homes

Outcome	What we are doing now	What we are going to do (years 1-3)	Timescale	What we need to succeed
Work towards eliminating non-decent homes across West Yorkshire 161	We are aligning our investment in domestic net zero activity with the quality of housing overall, beginning with a focus on social housing through the Social Housing Decarbonisation Fund	<p>We will work with local authorities to develop our data and intelligence on the condition of housing stock in West Yorkshire to build a case for greater investment</p> <p>We will deliver a one-stop shop information and advice service to facilitate domestic retrofit and support residents to improve the thermal comfort of their homes.</p> <p>We will work to build climate resilience into our retrofit and decency work, to understand how our homes can support residents facing the impacts of our changing climate. We will ensure housing is considered as part of our updated Climate and Environment Plan.</p> <p>We will work with the West Yorkshire Housing Partnership to consider measures that improve safety in the home, starting with a focus on safety for victims of domestic abuse.</p>	<p>Summer 2025</p> <p>By Winter 2024/25</p> <p>Aligned to the Climate and Environment Plan refresh 2025</p> <p>Summer 2025</p>	<p>Long term flexible devolved funding and powers for net zero, including devolved monies for retrofit of West Yorkshire's homes, including freedoms and flexibilities relating to the installation of measures across social housing stock.</p> <p>Devolved funding to support improvements to the quality of our housing stock, starting with funding similar to the Social Housing Quality Fund devolved to other Mayoral Combined Authorities.</p> <p>Security of tenure for residents across West Yorkshire's private rented sector and a clear route to challenge poor conditions and hold landlords to account.</p> <p>Greater capacity for local authorities to take enforcement action against landlords providing poor quality housing in the private rented sector to improve quality for residents and subsequently improve health outcomes.</p>
Improve the quality of homes in the private rented sector	We are working with partners to identify good practice across the region and in other regions to look at new approaches and	We will work with local authorities and our partners to set out our expectations of a good quality private rented sector in West	Winter 2025/26	

	<p>interventions to improve the quality of homes in our private rented sector.</p>	<p>Yorkshire including a plan of how to improve quality across all tenures.</p> <p>We will work with local authorities to improve conditions across the private rented sector, focusing on ensuring that landlords who receive rent through public funds, in the form of local housing allowance, provide decent accommodation.</p> <p>We will launch a low-interest retrofit loan available to West Yorkshire small private landlords to support with financing the retrofit of their property.</p>	<p>Spring 2026 (following work on expectations of good quality PRS)</p> <p>May 2024</p>	
<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p> <p>Increase the number of low carbon homes to work towards our net-zero targets by 2038</p>	<p>We are developing our Better Homes Hub programme with a vision to ensure everyone in West Yorkshire can live in a warm, comfortable and low-carbon home, to support our net-zero ambitions.</p> <p>We are investing over £40 million to retrofit over 5,000 affordable homes using the Social Housing Decarbonisation Fund and match funding from partners</p> <p>We have launched the Mayor’s Big Climate Chat to help raise the profile of retrofit and what it means for residents across West Yorkshire.</p>	<p>We will develop a regional one-stop shop to provide advice and support directly to residents and landlords regarding measures to retrofit their homes stimulating demand for domestic retrofit.</p> <p>We will implement five area-based demonstrator projects that will test retrofit measures across different stock types and tenures across West Yorkshire</p> <p>We will launch a low-interest retrofit loan available to West Yorkshire residents to support homeowners with financing the retrofit of their property.</p>	<p>By Winter 2024/25</p> <p>Expected 2025</p> <p>May 2024</p>	

<p>163</p>	<p>We are delivering a scheme which provides in-person advice on energy efficiency retrofit and tests approaches to engaging seldom-heard and digitally excluded groups.</p> <p>Alongside our local authority partners, we have gathered data and intelligence on the condition and energy efficiency of housing stock in West Yorkshire to inform targeting of retrofit interventions.</p> <p>We are working to understand existing and future skills needs and supply chain challenges across our region to support our domestic retrofit and renewables activity.</p>	<p>We will launch a residential collective buying scheme to provide more affordable technology for residents interested in installing solar panels.</p> <p>We will provide a grant of £5 million to the West Yorkshire Housing Partnership to install solar power generation and battery storage technologies on up to 1,500 social homes.</p> <p>We will launch a communications campaign to educate West Yorkshire residents on the benefits of energy efficiency retrofit and signpost to support.</p> <p>We will support interventions that deal with skills gaps and develop a robust and resilient supply chain for domestic retrofit and renewable activity.</p>	<p>Summer 2024</p> <p>Commencing delivery Spring 2024</p> <p>Commenced Winter 2024 with Mayors Big Climate Chat</p> <p>TBC</p>	
<p>Reduce the proportion of households in fuel poverty</p>	<p>We are delivering the Mayor’s £3 million Cost of Living Emergency Fund which helps frontline services to support people to meet basic needs such as food, heating, mental health support and emergency advice</p> <p>We are delivering a Local Energy Advice Demonstrator scheme which provides in-person advice on</p>	<p>We will continue to secure significant investment for the retrofitting of social housing through government funding streams like the Social Housing Decarbonisation Fund.</p> <p>We will work with West Yorkshire Housing Partnership to produce a coordinated investment plan for</p>	<p>Ongoing (current SHDF in delivery)</p> <p>Ongoing</p>	

	<p>energy efficiency retrofit, which targets seldom-heard and digitally excluded groups.</p>	<p>decarbonisation of social housing stock.</p> <p>We will deliver a one-stop shop information and advice service to facilitate domestic retrofit and support residents to improve the thermal efficiency and comfort of their homes.</p>	<p>By Winter 2024/25</p>	
<p>Reduce the incidence of health issues relating to housing quality</p> <p>164</p>	<p>We are engaging with partners across the West Yorkshire Housing and Health Network and the Integrated Care Board to strengthen the links between housing, health and social care professionals.</p>	<p>We will work with the West Yorkshire Integrated Care Board and our partners to identify best practice and interventions to support improving health through better quality housing in the region</p> <p>We will deliver a one-stop shop information and advice service to facilitate domestic retrofit and support residents to improve the thermal efficiency and comfort of their homes.</p>	<p>Summer 2025</p> <p>By Winter 2024/25</p>	

Objective 4: Creating places that support the wellbeing of our residents

Outcome	What we are doing now	What we are going to do (years 1-3)	Timescale	What we need to succeed
Improved neighbourhood safety and health through improvements in quality of place 165	We are aligning our approach to place and housing with the Mayor's Police and Crime Plan, focusing on creating safer places and thriving communities.	<p>We will integrate safer places and developments through the review of the Policing and Crime Plan.</p> <p>We will invest in creating safe and healthy places focussing on those communities with higher levels of deprivation which are highlighted as at higher risk of crime.</p> <p>We will work with partners to build a consensus around what good quality places and high quality design means for West Yorkshire and adopt this across the region</p>	<p>By March 2025</p> <p>Ongoing</p> <p>Autumn 2025</p>	<p>A single settlement that includes full flexibility of investment programmes aligned to housing and regeneration which are focussed on achieving better outcomes for people and place</p> <p>Greater alignment of existing funds to maximise investment in places that support the wellbeing of residents</p>
Support for developments with access to green space and space to play	We have worked with partners to launch our Safer Parks Guidance that sets out ten principles of design and management for parks professionals to improve access for women and girls.	<p>We will work with partners to disseminate and implement our Safer Parks Guidance across the region.</p> <p>Through our work to invest in Spatial Priority Areas and our Strategic Place Partnership projects, we will integrate improved access to green space as part of our delivery model and development agreements across sites to improve the access to good quality green space.</p> <p>We will develop a Local Nature Recovery Strategy which drives a more co-ordinated and practical</p>	<p>Commenced Winter 2023/24</p> <p>2025/26 (as part of delivery model work)</p> <p>By Spring 2025</p>	

		<p>approach to integrating nature into communities whilst delivering nature-based benefits in our places.</p> <p>We will monitor the implementation of the Leeds City Council Play Sufficiency Assessment and Action Plan and look to facilitate opportunities for shared learning across the region.</p>	<p>From Summer 2024</p>	
<p>Support for developments that facilitate active travel</p> <p>166</p>	<p>We are investing £23million of Active Travel Funding delivering cycle lanes, traffic free paths and ‘School Streets’ programmes to help make walking, wheeling and cycling the natural choice for short journeys across West Yorkshire</p> <p>We are working with local authorities to promote active travel programmes and leverage investment to support active travel through developer contributions</p>	<p>We will work across the housing pipeline to integrate active travel as the natural choice for short journeys from home by integrating this into our delivery plans.</p>	<p>2025/26 (as part of delivery model work)</p>	
<p>Improved infrastructure resilience</p>	<p>We are using our Housing Accelerator Fund programme to develop proposals and delivery plans for projects which seek to maximise resilient community infrastructure and investment in place making across our Strategic Place Partnership project areas.</p> <p>We are investing up to £22m across West Yorkshire to reduce flood risk</p>	<p>We will support the development of resilient places through the development and implementation of our wider strategies, such as our Local Nature Recovery Strategy and the Flood Innovation Programme.</p> <p>We will launch a new digital blueprint for West Yorkshire that will improve digital connectivity for West Yorkshire’s residents.</p>	<p>By Spring 2025</p> <p>By Winter 2024</p>	

	and allow our communities and businesses to thrive.	We will work with local authorities to develop delivery plans across our Spatial Priority Areas and Strategic Place Partnership projects that integrate community infrastructure to support the creation of sustainable places.	2025/26	
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Appendix 2 – Measuring our performance

We are developing a suite of performance indicators to measure performance against our objectives. The table below sets out some indicative measures that could be utilised for each objective. These measures will form part of a dashboard, which will be presented for scrutiny throughout the Housing Strategy period to ensure that we are on track to deliver.

Objective	Performance measure	Data source(s)	Current Performance
Objective 1 Boosting the supply of the right homes in the right places	Number of homes with planning permission on brownfield land compared with greenfield land	Housing Annual Monitoring Report – West Yorkshire Combined Authority	38,809 (Brownfield) 17,783 (Greenfield) (2022/23)
	Number of homes completed on brownfield land compared with greenfield land	Local authority intelligence	2,780 (Brownfield) 3,254 (Greenfield) (2022/23)
	Net additional dwellings	DLUHC Live Tables and/or Land Registry (mapping)	6,382 Net Additional Dwellings (2022/23)
	Number of homes delivered within Spatial Priority Areas/ Strategic Place Partnership focus areas	West Yorkshire Combined Authority monitoring	TBC – Not yet available
Objective 2 Increasing the provision of truly affordable, accessible and adaptable homes	Affordable housing delivery	DLUHC Live Tables	1,536 Gross Affordable Dwellings Delivered (2022/23)
	Rental affordability metric	Data on rents, household income and household expenditure (various sources)	Households in PRS that cannot afford median rent: 34% (WYCA rental affordability modelling)
	Local Housing Allowance – rental affordability	Local Housing Allowance rates Private Rental Market Statistics – ONS	See Table 1 (Page 17)
	Number of households on local authority waiting lists	DLUHC Live Tables	84,024 households on waiting lists (2023)
	Statutory homelessness	DLUHC Live Tables	12,246 statutory homeless households on waiting lists (2022/23)
	Households in temporary accommodation	DLUHC Live Tables	1,108 households in temporary accommodation (2022/23)

	Rough sleeper count	DLUHC Rough Sleeping Snapshot Local authority intelligence	63 Rough Sleeper Count (Snapshot, 2022)
	Supported accommodation pipeline and delivery	TBC	TBC – Not yet available
169	Objective 3 Improving the quality of our existing homes	English Housing Survey modelling Local authority intelligence Stock condition surveys	79.34% meet the Decent Homes Standard (2019 Stock Modelling)
	Number of homes in the private rented sector with HHSRS hazards	DLUHC Local Authority Housing Survey Local authority intelligence Stock condition surveys	PRS properties with Category 1 Hazard(s): 21% (2019 Stock Modelling)
	EPC ratings of residential dwellings	Energy efficiency of housing data – ONS	394,000 (38%) of dwellings estimated as EPC of C or above (October 2023)
	Percentage of households in fuel poverty	BEIS statistics and West Yorkshire Combined Authority modelling	285,000 (29%) estimated of households in fuel poverty (January 2024)
Objective 4 Creating resilient places that support the wellbeing of our residents	Percentage of dwellings with easy access to green space	ONS/ Natural England	23% have 'easy' access to greenspace (2023)
	Active travel – share of trips by mode	National Travel Survey	39.2% of trips made by walking (39%) or cycling (0.2%) (2021)
	Percentage of properties with gigabit-capable internet coverage	ThinkBroadband	85% of properties have gigabit capable internet (2023)
	Percentage of properties in flood zones	ONS/ Environment Agency	3% of residential properties in a flood zone (2023)
	Perceived risk of household crime	Crime Survey England and Wales	1.1% feel at risk of personal crime (2022/23)
	Perceived risk of personal crime	Crime Survey England and Wales	8.6% feel at risk of household crime (2022/23)

Glossary

Accessible housing	Housing that enables or supports independent living for people with disabilities or illness.
Affordability	We consider affordability using the proportion of household income spent on housing costs. We have undertaken detailed modelling on rental and home purchase affordability using publicly available data and models which allow us to compare disposable income with the cost of housing. The UK government has generally viewed a housing cost to income ratio over 30% as unaffordable, and so we have adopted that threshold in our analysis.
Affordable housing	Housing for sale or rent, for those whose needs are not met by the market as per the National Planning Policy Framework.
Brownfield land	Land which is or was occupied by a permanent structure (often also referred to a Previously Developed Land) as per the National Planning Policy Framework.
Community-led housing (CLH)	Housing developed by a not-for profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise.
Homelessness duties	Statutory duties of local authorities to support people to prevent or relieve homelessness.
Retrofit (domestic)	Works undertaken improve the thermal efficiency and air tightness and/or installing renewable technologies where appropriate.
Small and Medium Enterprises (SMEs)	An organisation that has fewer than 250 employees and a turnover of less than £25 million.
Spatial Priority Area (SPA)	The largest and/or most strategic growth opportunities across West Yorkshire, agreed with local authorities.
Strategic Place Partnership	A collaboration agreement between West Yorkshire Combined Authority and Homes England which sets out our joint objectives for the region and strategic housing-led development projects aligned to Spatial Priority Areas.
Self-Build	Housing built by an individual, a group of individuals or persons working with or for them, to be occupied by that individual as per the National Planning Policy Framework.
West Yorkshire Housing Partnership (WYHP)	A partnership of housing associations operating in West Yorkshire.

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**West
Yorkshire
Combined
Authority**

**Tracy
Brabin
Mayor of
West Yorkshire**

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Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	Introduction to West Yorkshire Integrated Care Board and links to health
Director:	Sarah Eaton, Director of Strategy, Communications and Intelligence
Author:	Jen Connolly, Associate Director Improving Population Health

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Purpose of this Report

- 1.1 To provide the committee with an overview of the work of the West Yorkshire Integrated Care Board and Integrated Care Partnership, where relevant to the work of the committee.
- 1.2 To introduce the areas of close partnership working where the committee will be involved in future decision making.

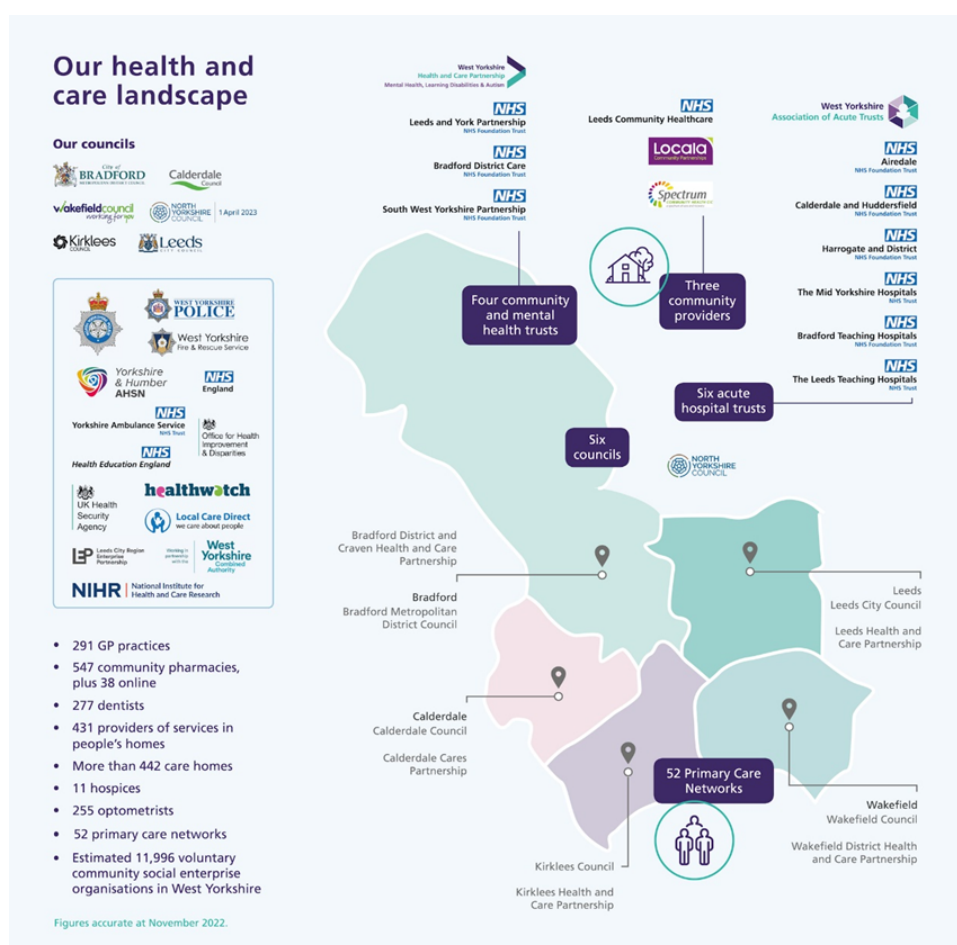
2. Information

Context

West Yorkshire Health and Care Partnership

- 2.1 West Yorkshire Health and Care Partnership is an 'Integrated Care System'. This is a partnership of NHS organisations, councils, Healthwatch, hospices, charities and the community voluntary and social enterprise sector to improve the health and wellbeing of local people living in our five local places: Bradford District and Craven; Calderdale; Kirklees; Leeds; Wakefield District.

2.2 Since West Yorkshire Health and Care Partnership began in 2016, it has worked hard to build the relationships needed to deliver better health and care locally and across West Yorkshire to support people to improve their lives with them. The Partnership has been nationally recognised for its collaborative work over many years, including winning the Health Service Journal national Integrated System of the Year award in 2021 and in 2022.



2.3 West Yorkshire's integrated care system is governed by a Partnership Board and incorporates a new organisation within it – the integrated care board (ICB). The NHS West Yorkshire Integrated Care Board (WYICB) became a statutory organisation on the 1 July 2022 as part of the Government's new Health and Care Act, when 42 ICBs were created as NHS statutory bodies across England, mapping fully or partially to local government footprints, including the ICB for West Yorkshire. The WYICB delegates the majority of its £5bn+ annual NHS budget for primary and secondary care to five distinct Places via Place Committees of NHS leaders, working with their local Health and Wellbeing Board and voluntary sector leaders in Bradford District and Craven; Calderdale; Kirklees; Leeds; Wakefield District.

2.4 WYICB has four strategic objectives which set out the core purpose of an integrated care system:

- **Reduce health inequalities:** for example, if you are a child or young person living in West Yorkshire, you are more than twice as likely to live in a poorer area than the average England resident.
- **Manage unwarranted variations in care:** for example, timely identification of deterioration in the health of people with learning disabilities can reduce unnecessary hospital admissions, promote health positively and reduce premature mortality.
- **Secure the wider benefits of investing in health and care:** for example, NHS investment in supporting local independent social care includes £12 million for councils to pay the national living wage to help retain staff.
- **Use collective resources wisely:** With around £5bn to invest in people and communities and as the largest group of employers across the area, they are ideally placed to develop good jobs for good health.

2.5 West Yorkshire Health and Care Partnership has developed and agreed in 2022/23 a strategy with 10 big ambitions for the population, building on the first strategy for the Partnership in 2019/20:

1	We will increase the years of life that people live in good health in West Yorkshire	
2	We will increase our early diagnosis rates for cancer	
3	We will reduce suicide rates	
4	We will reduce antimicrobial resistant infections	
5	We will reduce stillbirths, neonatal deaths, brain injuries and maternal mortality	
6	We will reduce the gap in life expectancy between people with mental health conditions, learning disabilities and/or autism and the rest of the population	
7	We will address the health inequality gap for children living in households with the lowest incomes	
8	We will have a more diverse leadership	
9	We will tackle climate change	
10	We will strengthen the local economy	

This strategy aligns with the work of the WYCA, supported by a Partnership Agreement between West Yorkshire Combined Authority and West Yorkshire Integrated Care Board.

- 2.6 In September 2023, the Partnership Agreement was signed between WYCA and WYICB, as partners committed to improving the physical, mental, economic and social wellbeing of people in West Yorkshire. The Agreement sets out how we will approach our shared commitment to working on the factors that affect our population's health: including fair economic growth, responding to the climate emergency and equality, diversity and inclusion. As well as leveraging the maximum economic and social benefits of improved health to increase regional productivity, and the strengths of the health and care sector to increase opportunity and prosperity for the people of West Yorkshire.
- 2.7 The West Yorkshire Combined Authority and WYICB Partnership Agreement sets out a set of shared commitments to working together on the factors that affect population health as follows:
- **Fair economic growth:** ensure the maximum benefits of health and wealth for our population.
 - **Climate emergency:** mitigate the health impacts of the climate emergency and maximise our region's contributions to tackling climate change.
 - **Tackling inequality:** tackling discrimination and removing structural inequality in our joint work.
 - **Determinants of health:** using the principles of this agreement, we will ensure that every joint endeavour meets subsidiarity, is value for money and adds value to our respective work.
- 2.8 As the responsibilities of this committee are core determinants of health, Cathy Elliott as Board Chair of WYICB has invited to join the committee as an advisory member to ensure that we effectively deliver on this partnership agreement. Appendix 1 sets out some of the examples of how **place, regeneration and housing can impact health outcomes.**
- 2.9 It can be concluded that housing, the built and natural environment are significant contributors to the determinants of health and wellbeing. We need therefore to consider what can be done to improve health and reduce the inequalities in place and in particular housing related ill-health across the region. There are several areas which can be tackled at a West Yorkshire level, although the very different housing mix and housing needs across the five areas need careful consideration. There are several themes however which cross boundaries, which are identified in the Housing Strategy (item 8 on the agenda):
- Fuel poverty

- Poor energy efficiency
 - Hazards
 - Suitability of housing (adaptations, dementia-friendly)
 - Surrounding built environment and green space
 - Local amenities
- 2.10 Most of these issues are considered through local authorities at a place based level, but by working together, sharing best practice and considering how our resources can be maximised, we can be more efficient and hopefully effective.
- 2.11 Additionally, tackling these issues is not cheap, and cost-effectiveness is usually measured in a fairly one-dimensional way e.g. the energy efficiency of a home once it is retrofitted i.e. double glazed and/or insulated. However, greater cost-effectiveness may be evidenced if the long-term health consequences are taken into account. For example, by evaluating respiratory illnesses after retrofitting, or obesity and physical activity after improving green space and local amenities, at a local population level, over several years, we build up a knowledge bank of how our local communities react to interventions and we can measure health effects and costs from primary and secondary care data.

Existing areas of joint work and priorities

- 2.12 Collaborative working is already established in the region. The West Yorkshire Housing and Health Network brings together relevant stakeholders and colleagues to work together on agreed priorities. Priorities to date have been:
1. Healthy housing options for people with mental ill health
 2. Healthy housing options for people with learning disabilities and autism
 3. Prevention of homelessness and rough sleeping
 4. Healthy options supporting older people to live well and independent at home
 5. Improved housing conditions
- 2.13 The Housing and Health Network have also been engaged during the development of the Housing Strategy (item 8 on the agenda) with particular links made to the connections between good quality housing and health throughout the strategy. The strategy sets out the commitment to build upon the partnership agreement between the West Yorkshire Combined Authority and West Yorkshire Integrated Care Board to strengthen the collaborative working between housing and health professionals in the region, to contribute towards improving population health.
- 2.14 In addition, to support priorities 1 and 2, healthy housing options for people with mental ill health and people with learning disabilities and autism, the Mental Health, Learning Disability and Autism team at the ICB have worked with Campbell Tickell to prepare a Needs Assessment that assesses the need for, supported living accommodation for

people with learning disabilities, autism and people with severe mental health issues. Adversity, trauma and resilience training has also been carried out with housing officers.

- 2.15 In respect of homelessness and rough sleeping, research has commissioned and carried out by Groundswell in Calderdale, Kirklees and Wakefield [The research](#) aimed to get a better understanding of how people experiencing homelessness engage with health services in the districts. This will be used to inform the programme of work for the year ahead.
- 2.16 Between June and October 2023 the West Yorkshire Housing Partnership (WYHP) ran your home, your choice, a campaign to encourage people to think about 'rightsizing' and finding a home that's right for them as they age. WYHP comprises 13 housing associations and two local authorities with homes in the region. Evaluation showed that the campaign generated great engagement across West Yorkshire. People feel more confident to have conversations about rightsizing and know more about where to find support. The materials have longevity and findings are influencing housing policies and strategies across West Yorkshire. An evaluation of the campaign has also been published.
- 2.17 As detailed in agenda item 10, the dementia-ready housing taskforce works to highlight the need for dementia-ready housing and services across West Yorkshire, increase awareness and understanding of dementia, challenge stigma, and work with partners to embed dementia-friendly criteria when adapting existing housing, and building new homes.
- 2.18 The West Yorkshire Health and Care Partnership invested £1million to help keep people warm in winter, so they can live a long, healthy life. The funding supported affordable warmth by increasing low-income households' energy efficiency rating, giving advice on reducing their energy bills, and helping people access additional support they are entitled to.
- 2.19 The Health and Housing Network also contributed to the West Yorkshire Healthier Together website and provided information on indoor air quality and asthma triggers, damp and mould, and housing to support families and healthcare professionals know what advice to give and what services are available locally.
- 2.20 As we look ahead to 2024/25, the WY Health and Housing Network are reviewing their priorities with stakeholders, and will be informed by the West Yorkshire Housing Strategy and the evidence gathered under the existing work activities outlined above.

3. Tackling the Climate Emergency Implications

- 3.1 There are no climate emergency implications directly arising from this report, however there are many areas where the mutual benefit of climate and public health can be addressed through changes to housing and urban environments.

4. Inclusive Growth Implications

- 4.1 There are no inclusive growth implications directly arising from this report, but we acknowledge that the distribution of quality, accessible, affordable housing and urban space is not equal in our communities. This should be considered and addressed in decision making, as this has implications for inclusive economic growth.

5. Equality and Diversity Implications

- 5.1 The distribution of quality, accessible, affordable housing and urban space is not equal in our communities. Equality and diversity impact assessments will be completed and used to inform programmes of work that relate to matters covered in this report.

6. Financial Implications

- 6.1 There are no financial implications directly arising from this report.

7. Legal Implications

- 7.1 There are no legal implications directly arising from this report.

8. Staffing Implications

- 8.1 There are no staffing implications directly arising from this report.

9. External Consultees

- 9.1 No external consultations have been undertaken.

10. Recommendations

- 10.1 That the Committee notes the key links between the work of this committee and the West Yorkshire integrated care system.
- 10.2 That the Committee notes the joint work to date and priorities for further activity.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1: Impacts of place, regeneration and housing on health.

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Item 9 – Appendix 1

1. This appendix sets out some of the examples of how place, regeneration and housing can impact health outcomes.
2. People’s opportunities for health are influenced by factors outside of the health and social care system. They lie in the circumstances in which people are born, grow, live, work, and age: the social determinants of health. These are the ‘causes of the causes’ of ill health and they can enable individuals and societies to flourish, or not. Creating a healthier population requires greater action on these issues. This includes addressing the role of both the built environment and the social factors which shape neighbourhoods and places.
3. Both the built and natural environment are part of the determinants of health and wellbeing across the life course and have an influence on people’s physical and mental health, and on health inequalities. For instance, the quality of public space and transport links impact on social networks and physical activity, and the location of housing affects access to green space, employment and healthy food options.
4. In fact, there are multiple ways in which housing and the built environment directly and indirectly have impact:

Table 1: Summary of health issues from poor housing and environmental conditions.

<p>Housing</p> <p>Damp Mould Cold Noise Overcrowding Fuel poverty Insecure tenancies</p> <p>➔</p> <p>Respiratory illness Heart disease Communicable/ infectious disease Depression Anxiety</p>	<p>Poor choice of shops</p> <p>Loan shops Gambling Alcohol Fast food Financial insecurity</p> <p>➔</p> <p>Obesity Diabetes Heart disease Addiction Depression Social isolation Poor mental health dementia</p>
<p>Little green space with air pollution</p> <p>Inactivity Reduced social interaction Poor air quality</p> <p>➔</p> <p>Obesity Diabetes Heart disease Poor mental health Cancer Asthma Dementia</p>	<p>Noise pollution</p> <p>Inactivity Reduced social interaction Poor sleep</p> <p>➔</p> <p>Obesity Diabetes Heart disease Increased stress hormones High blood pressure Poor mental health</p>
<p>Litter</p> <p>Graffiti Fly-tipping Litter Isolation</p> <p>➔</p> <p>Poor mental health Stress Obesity Diabetes Heart disease Cancer Loneliness Depression Dementia</p>	<p>Cluttered pavements</p> <p>Reduced social interaction People less mobile:</p> <ul style="list-style-type: none"> ▪ Older ▪ Parents with young children ▪ Disabilities ▪ Exercising <p>➔</p> <p>Obesity Falls Poor mental health Loneliness Anxiety Depression Dementia</p>

5. Specifically in relation to housing, the stress of lack of affordable housing results in high blood pressure, depression and anxiety. Overcrowding has particular effects on children, over and above the increased infectious disease risk: stress, anxiety, poorer health, lower school attainment and more behavioural problems. Overcrowding is more likely in minority ethnic groups, in all socioeconomic demographics, often with multiple generations of a family in one home.
6. Our West Yorkshire Housing Strategy recognises the intrinsic links between housing and health which include outcomes to improving affordable housing provision and supporting local authorities to provide homes that meet local needs and improving the quality of our existing stock.

The NHS contribution to social and economic development

7. In addition to the well recognised role of the NHS in improving the health of the population, providing high quality, high value, accessible care, the Health and Care Act (2022) also for the first time gives the NHS the permitted opportunity to support broader social and economic development.
8. Whilst much of the work in this remit will have relation to the remit of the Business, Economy and Innovation Committee and the Employment and Skills Committee, there are key links with this committee to recognise.
9. One example of this are the two new hospital builds within the region, funded by central government – Leeds Teaching Hospitals Trust and Airedale NHS Foundation Trust. There is great opportunity to consider together the impacts for the communities served by these developments and the related place and housing needs in the vicinity.

The West Yorkshire Picture

10. As further detailed in the Housing Strategy, West Yorkshire has an incredibly diverse network of places, each with distinctive strengths built from their communities, heritage, character and assets. However, we know that across West Yorkshire people are more likely to live in areas with higher levels of deprivation than on average across England. There is also a link between areas of high deprivation and the number of homes which are older and of poor quality. A quarter of all homes in West Yorkshire were built before 1919, meaning that energy efficiency is challenging.
11. Affordability is also a significant challenge in West Yorkshire. Homes in West Yorkshire are less affordable, than a decade ago, despite the house price to income ratio being lower than the national average. Other cost pressures such as the cost of transport, cost to heat and run homes are often higher in the more deprived areas of the region leaving limited choice for people in where they can afford to live. However, housing quality can be very variable,

one in five homes in West Yorkshire do not meet the Decent Homes Standard, rising to two in five in the private rented sector.

12. Additionally, it is not just quality and affordability that is of consequence, but how the housing fits the needs of the residents. With an ageing population, a substantial proportion of whom will develop dementia and other cognitive disorders, homes and neighbourhoods need to be safe, comfortable and welcoming to allow people to stay as independent as possible, in their own homes, for as long as possible, if this is what they wish.
13. While private rents are becoming more expensive, they are still below the national figure, yet it is worth noting that rents are rising more quickly than the England average. However, in all areas of West Yorkshire, where data is available, the private rented stock has greater levels of category 1 hazards (excess cold and falls hazards) than either the social rented stock or owner occupied.
14. Estimates from the End Fuel Poverty Commission indicate that 28.7% of people in West Yorkshire are in fuel poverty, with all five areas affected, compared with 21% nationally. Ethnic minority households and those with an unemployed head are more likely to be fuel poor.
15. Additionally, when we look at building energy efficiency, the overall picture is similar to the national average. Similar to hazards though, private rented housing is more likely to have lower energy efficiency with its occupants experiencing fuel poverty than either socially rented or owner occupied housing.
16. When we look at factors other than housing, West Yorkshire has large areas of natural green space, parks and gardens. Currently, around 23% of West Yorkshire residents have local natural greenspace within easy access; 5-to-10-minute walking distance depending on walking speed.

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Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	Dementia-ready Housing Taskforce Update
Director:	Liz Hunter, Director of Policing, Environment and Place
Author:	Helen Forman, Urban Design Manager

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Purpose of this report

- 1.1 To update the Committee on the Dementia-Ready Housing Taskforce: its progress to date and proposed next steps.

2. Information

Background

- 2.1 The West Yorkshire mayor's housing pledge in May 2021 included the commitment to establish a Dementia Ready Housing Taskforce to look at how older people's housing and related services can be dementia friendly. The Taskforce was established in March 2022 and last reported to this committee in March 2023.
- 2.2 The number of people living with dementia in the UK is [expected to double](#) in the next 25 years, to 2 million people. Dementia costs the UK economy £26.3 billion a year and is a significant challenge for the NHS with an estimated 25% of acute beds occupied by people with dementia. Building and adapting homes so that they are dementia-ready, allowing people to remain in their own homes for longer, makes economic sense as well

as allowing people to be independent, healthier and happier, and building stronger communities.

- 2.3 Increasing the provision of accessible and adaptable homes is one of the key objectives of our housing strategy (see agenda item 8) which in turn supports the Combined Authority's West Yorkshire Plan missions. This work also aligns with that of the West Yorkshire Integrated Care Partnership under our shared commitments to tackling inequality and shaping homes and communities as determinants of health (see agenda item 9).

2.4 **Progress to date**

- 2.5 The taskforce is made up of representatives from local authority housing teams, housing associations from the West Yorkshire Housing Partnership, public health, NHS, Office for Health Improvement and Disparities, Homes England, the Alzheimer's Society, Leeds Older People's Forum and the West Yorkshire Health and Care Partnership. It has set up a network of Dementia-ready Housing Champions, one from each member of the West Yorkshire Housing Partnership (WYHP), who have committed to carrying out actions from the Alzheimer's Society's [Dementia-friendly housing guide](#).

- 2.6 A list of criteria defining a dementia-ready home has been developed by the taskforce from a literature review of key documents and in consultation with the Champions. The idea is to help those with dementia to 'age in place' where they are most comfortable and happy, and to reduce the economic burden on the NHS at the same time. The criteria have been carefully designed so that changes are not perceived as institutional in appearance and can be applied to all housing categories. They are as follows:

1. Front door that is easy to find, day or night.
2. Front door has step-free access. For new build properties, step-free access to all external doors.
3. Internal surfaces mitigate confusion
4. Bathroom is easy to find
5. Bathroom / WC locks aid rescue
6. Good level of natural light in all rooms
7. View of nature in at least one habitable room
8. Access to an outdoor space that is easy to navigate
9. Amenities and other homes within 1km
10. Active dementia champion within the housing organisation

More detail is attached at Appendix 1. A clear short A4 document with photos of examples will be produced which can be used to help those assessing properties decide whether they meet the criteria.

- 2.7 At the meeting of the Chief Executives of the WYHP on 24th January, the partnership committed to:
1. including the criteria in their development standards for all homes, not just those for older people.
 2. Incorporating as many as possible on each new development, keeping a record of the dementia-ready scores out of ten.
 3. Exploring the viability of implementation of the criteria in existing stock, through programmes of existing work or between tenancies when properties are empty.
- 2.8 The taskforce has a new Chair, Helen Lennon, CEO of Connect Housing, who replaces Yvonne Castle from Johnnie Johnson, who has retired.
- 2.9 The Combined Authority hosted a Diversity and Dementia roundtable at Wellington House on 7th February with experts in this field to discuss how the CA can support those from all backgrounds who are living with dementia. There were attendees from LGBTQ+ and minority ethnic groups, local authorities, housing associations and the Alzheimer's Society.
- 2.10 At the time of writing, the Combined Authority was planning to promote 'Dementia Friends' awareness through an all-staff event with the Mayor on 20th February.
- 2.11 The CA's work around dementia also extends to transport and policing. The Orange Wallet Travel Card gives people with communication difficulties or disabilities a subtle way of letting bus drivers know that they may need extra time or help. The Criminal Justice and Mental Health Forum is working on the 'Right Care Right Person' model to ensure that people calling the emergency services and in police custody receive the right care, at the right time, in the best place, by the most qualified person.
- 2.12 Next steps for the taskforce include:
- 2.12.1 Working with partners to implement the criteria above and recording the impact.
 - 2.12.2 Taking forward the commitments from the housing strategy to understand current and future need for supported housing for those with additional needs.
 - 2.12.3 Exploring adoption of the dementia-ready housing criteria more widely, through continuing to engage with the private sector (through developers and architects), the government's [Older People's Housing Taskforce](#) and in schemes we fund. A review of two of our Brownfield Housing Fund schemes aimed at older people, and at this Committee for approval, showed that they meet several of the dementia-ready criteria.
 - 2.12.4 Seeking funding to take the work further.
- 3. Tackling the Climate Emergency Implications**

3.1 There are no direct climate emergency implications directly arising from this report, but developing more dementia-ready homes will reduce the carbon impact of hospital beds for those with dementia.

4. Inclusive Growth Implications

4.1 People in lower socioeconomic groups in the UK are exposed to a higher risk of developing dementia, and may face additional barriers such as limited access to healthcare services. [Research](#) has found that the increased risk is particularly associated with people living in very disadvantaged neighbourhoods.

5. Equality and Diversity Implications

5.1 A [sevenfold increase](#) in dementia in the Black and South Asian population is expected over 40 years. There is less awareness of dementia and accessing associated services can be harder for people from ethnic minorities. Research suggests that LGBTQ+ people will experience difference challenges and concerns about dementia compared to the general population. Our new Housing Strategy includes a commitment to seek to understand the diverse housing experiences of those with protected characteristics and we will explore how we can support these communities at the Diversity and Dementia roundtable.

6. Financial Implications

6.1 There are no financial implications directly arising from this report.

7. Legal Implications

7.1 There are no legal implications directly arising from this report.

8. Staffing Implications

8.1 There are no staffing implications directly arising from this report.

9. External Consultees

9.1 No external consultations have been undertaken.

10. Recommendations

10.1 That the committee notes the work of the taskforce to date and endorses the Dementia-ready housing criteria.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Dementia-ready housing criteria – February 2024

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Dementia-ready housing criteria - February 2024

	Title	More information	Rationale
1	Front door that is easy to find, day or night.	Enable personalisation, e.g. using colour, house number plates, shelves, planters etc. Lighting should be enough to give definition on a visitor's face, find keys, give good colour rendering of door and other distinguishing features.	If houses look alike, it's easy to forget which one is home. Personalisation helps a house feel welcoming as well as easy to find, which promotes independence/exercise. Lighting also allows a resident to recognise visitors more easily at night. (DesHCA 'Designing for Lifetime' p.7)
2	Front door has step-free access. For new build properties, step-free access to all external doors.	Building regulations part M requires the principal entrance to have an accessible threshold on all new build properties. It requires other external doors to have an accessible threshold under M4(2) - Accessible and adaptable dwellings.	Falls are more common for those with dementia. Being able to get outside more easily promotes activity and social connection. (Alzheimer's Society 'Dementia-friendly Housing Guide', p.35-37)
3	Internal surfaces mitigate confusion	Colour tones and patterns that are not confusing on floors/walls. There should be no floor coverings/mats that contrast with surrounding surface. Limit shiny surfaces.	Dementia can change perception. Bold patterns such as stripes and zig-zags can be perceived as moving objects and highly contrasting floor tones may look like steps or holes. (King's Fund EHE Environmental Assessment Tool, 2020, Section 4)
4	Bathroom is easy to find	The door to the bathroom should be visible from a bedroom door.	Being able to find the toilet easily, especially during the night, helps people to retain independence and dignity. (King's Fund EHE Environmental Assessment Tool, 2020, Section 5)
5	Bathroom / WC locks aid rescue	Door can be unlocked from the outside in an emergency (coin slot as per Building Regs).	Falls in the bathroom and WC are common and being able to get help quickly is vital. (DesHCA 'Designing for Lifetime' p.17-20)
6	Good level of natural light in all rooms	Avoid pools of light and/or dark areas, stripes or shadows. Artificial light should not be needed during the daytime for working or reading, the vast majority of the time.	Exposure to natural light can assist in general wellbeing and in differentiating between day and night. It can also help to prevent falls. (Appendix 3 of the APPG document 'Housing for people with dementia – are we ready?' p.48)
7	View of nature in at least one habitable room	Habitable rooms are living, dining and bedroom areas. View of nature should include plants/trees (more than one species) and could be enhanced by bird-feeders etc.	Connection with the natural environment stimulates memory and can slow down the progression of the symptoms of dementia. (King's Fund EHE Environmental Assessment Tool, 2020, Section 2)
8	Access to an outdoor space that is easy to navigate	Private or communal garden or balcony that is hazard-free and convenient to access. Slopes and steps are easy to see. No strongly contrasting tones in paving materials.	Outdoor activity helps the brain process and coordinate. It increases intake of Vitamin D and exposure to natural light, reinforcing circadian rhythms which affect sleep, alertness and appetite. (Appendix 3 of the APPG document 'Housing for people with dementia – are we ready?' p.49)
9	Amenities and other homes within 1km	Range of shops, services and green spaces that are accessible comfortably and safely on foot.	People with dementia are less likely to drive. Having amenities close by is important for independence and provides a destination, promoting activity. (Greater Manchester 'Creating Age-Friendly Developments', 2023, p.7)
10	Active dementia champion within the housing organisation	Defined by the WY Dementia-ready housing taskforce role profile.	The Champion's role is to promote understanding of dementia throughout the organisation, making life easier for those living with (or awaiting a diagnosis of) dementia, and their carers. (Alzheimer's Society 'Dementia-friendly Housing Guide', p.13)

Sources: King's Fund EHE Environmental Assessment Tool, Appendix 3 of the APPG document 'Housing for people with dementia – are we ready?', Kirklees' Dementia Friendly Design Tool, DesHCA 'Designing for Lifetime', Alzheimer's Society 'Dementia-friendly Housing Guide', Greater Manchester 'Creating Age-Friendly Developments', Guinness Partnership 'Creating a Dementia Friendly Environment'.

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Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	High Street Heritage Action Zone Programme
Director:	Liz Hunter Director, Policing, Environment and Place
Author:	Rebecca Greenwood, Head of Housing

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Purpose of this Report

- 1.1 The purpose of this report is for Committee members to consider Historic England's evaluation of the High Street Heritage Action Zone Programme and to stimulate a discussion regarding opportunities for further engagement with Historic England in West Yorkshire

2. Information

- 2.1 Historic England are the public body that helps people care for, enjoy and celebrate England's historic environment. Historic England's work is wide ranging and includes working closely with partner local authorities and the Combined Authority to identify, develop and invest in programmes and interventions that support protecting our historic environment.
- 2.2 West Yorkshire Combined Authority have been working in partnership with Historic England for a number of years, including through input to the Strategic Place Partnership and ongoing engagement on the development of the West Yorkshire Housing Strategy. Richard Butterfield, Partnerships Team Leader at Historic England joined the Place, Regeneration and Housing Committee as an advisory representative in 2023.

- 2.3 Historic England have invested and supported several strategic projects across the region. The High Street Heritage Action Zone is one such programme where Historic England have invested in areas such as Huddersfield, Leeds, Sowerby Bridge and Wakefield. The projects have supported improvements to historic highstreets and coupled this with cultural programmes and community engagement. At the meeting Richard Butterfield will share a presentation with the Committee to outline the impact and emerging findings of the evaluation of the programme. A copy of the presentation is attached as appendix 1 to this report.
- 2.4 Committee members will be invited to share their views on the programme and experience of working with Historic England and the Heritage Action Zone Programme. Following the presentation, Historic England would like to ask members to discuss:
- How can Heritage Action Zones help the Combined Authority deliver its ambitions for people and places and create synergies with existing programmes?
 - How to align funding opportunities to make this happen and bring further economic growth to communities in West Yorkshire?

3. Tackling the Climate Emergency Implications

- 3.1 Historic England have published a Climate Change Strategy which sets out their response to the climate crisis and how they will prioritise work to address the climate emergency.

4. Inclusive Growth Implications

- 4.1 The High Street Heritage Action Zone programme works with partners to unlock the potential of England's historic high streets, fuelling economic, social and cultural recovery. Projects aim to transform disused and dilapidated buildings into homes, shops, work places and community spaces, seeking to maximise the impact of heritage and culture in supporting inclusive growth of local areas.

5. Equality and Diversity Implications

- 5.1 Historic England's purpose is to improve people's lives by championing and protecting England's historic environment. As a public body, Historic England has a duty to ensure their work is accessible and relevant to everyone in England. The Historic England strategy for inclusion, diversity and equality states that:

'Heritage is for everyone. The work we do ensures that a diverse range of people are able to connect with, enjoy and benefit from the historic environment'

As such, the High Street Heritage Action Zone programme, builds in equality, diversity and inclusion into the design of the programme and assessment of projects.

6. Financial Implications

6.1 There are no financial implications directly arising from this report.

7. Legal Implications

7.1 There are no legal implications directly arising from this report.

8. Staffing Implications

8.1 There are no staffing implications directly arising from this report.

9. External Consultees

9.1 No external consultations have been undertaken.

10. Recommendations

10.1 The Committee are asked to note the contents of the report and contribute to discussion of the presentation at the meeting on 29th February.

11. Background Documents

11.1 There are no background documents to this report.

12. Appendices

Appendix 1 – Historic England – High Street Heritage Action Zone Presentation

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Hi!

Heritage Action Zone-Led Regeneration in West Yorkshire Historic England

WYCA Place, Regeneration & Housing Committee, 29th February, 2024.

Richard Butterfield, Partnerships Team Leader,
Historic England

richard.butterfield@historicengland.org.uk

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Historic England

Agenda Item 11
Appendix 1



Session Aims

- Introduce Historic England's place-based work in the region through its High Street Heritage Action Zone initiative.
- Provide some initial reflections on lessons learned, though full evaluation will not be completed until the autumn.
- Look at the emerging practice of Heritage-led regeneration in West Yorkshire local authorities.
- Consider how WYCA might inform and support next steps.



What is a High Street Heritage Action Zone?

A delivery model developed by Historic England, that combines capital investment to repair historic high streets, with cultural programming and community engagement, to unlocking the potential of high streets across England.

The pilot HSHAZ was in the Burges in Coventry and delivered by the Historic Coventry Trust to coincide with City of Culture.

[More information](#)

SCHEME PROGRAMME

Physical interventions

Cultural programme

Community engagement

Hi!

High Streets Heritage Action Zone National Programme

A four-year programme across England:

- Administered by Historic England
- **66** scheme programmes plus a Demonstrator project (Coventry). Delivered by Lead Partners
- Delivery began **April 2020**. Closes **March 2024**

Objectives:

- To change perceptions of heritage and high streets
- To support sustainable economic (retail / commercial) and cultural growth on and around high streets
- To restore and enhance local historic character

Funded by:

- Department for Digital, Media, Culture & Sport £40m
- Department for Levelling Up, Housing & Communities £52m
- National Lottery Heritage Fund* £3m

* Cultural Programme only



Hi!



HSHAZs in Yorkshire

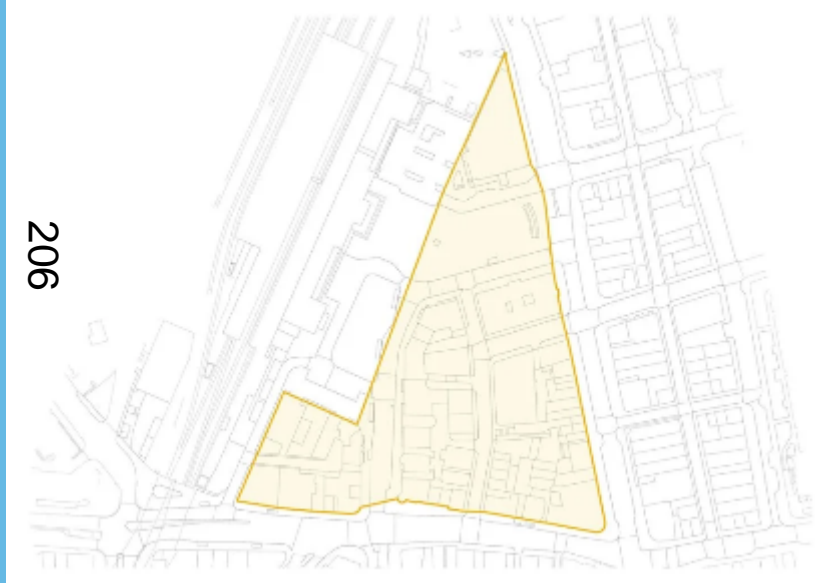
- Barnsley
- Huddersfield
- Hull
- Leeds
- Northallerton
- Selby
- Skipton
- Sowerby Bridge
- Wakefield



Historic England

Hi!

Huddersfield: Victorian Development by the Ramsden Estate.



ESTATE BUILDINGS
HUDDERSFIELD



Historic England

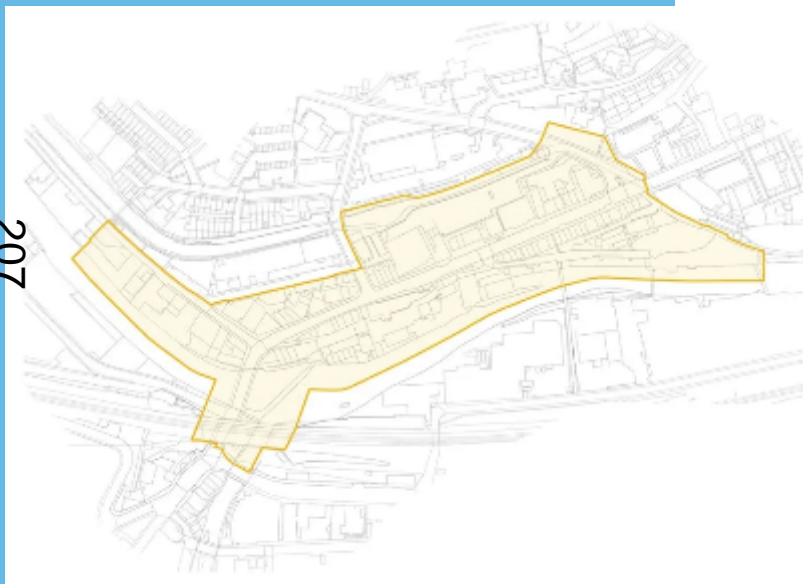


© Historic England Archive.

Hi!

Sowerby Bridge – Stone, Fire & Water

2017



Historic England

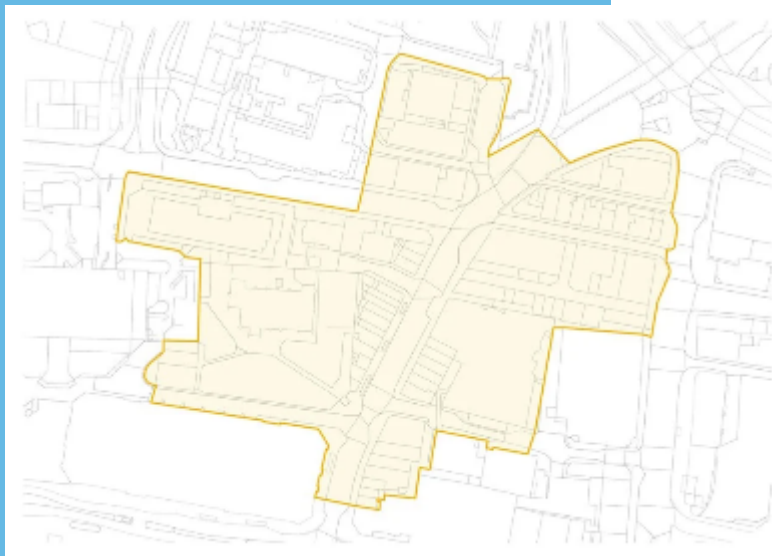


<https://sowerbybridgehshaz.org.uk/>

Hi!

Upper Briggate, Leeds: The Grand Quarter

208



Historic England

Hi!

Case Study: Upper Westgate, Wakefield

- Authentic 'High Street'
- Critical mass of quality buildings
- Each contributes to the story of the town
- Welcome surprises during research and restoration
- Conservation work is transformative in its impact
- Great partnership working and participation



Historic England

Hi!

Nocturno: A nightclub and former cinema brought out of the shadows

210



Historic England

Landmark building benefiting from external cleaning, repairs and heritage finishes. one of 19 buildings and 5 ginnels repaired, including 9 shop fronts.

Hi!

50 – 52 Westgate - Grade II town house and former bank

211



External repairs and removal of modern granite façade to reveal the C19th bank frontage with day to night-time offer. This has enabled internal works to be undertaken with a view to utilising the upper floors, part of 2210m² of vacant or underused floor space brought back in to use.



Historic England

Hi!

Demonstrator: From Retail to Residential

212



Work underway at 115 and 115a Westgate – creating 3 new residential units from former retail premises, demonstrating how this can be done in harmony with the streetscape.



Historic England

Hi!

Elephant & Castle Yard



Creating light industrial units and attractive workspace for start-up businesses, in a former burgrave plot dating from medieval times. The yard is part of 545m² of public realm that has been enhanced.



Historic England

Hi!

Revealing the past: The Black Swan



Grade II early C17th timber framed building – structural repairs and removal of render to reveal timber framing with some replacement timber needed. It has become the flagship project of the scheme and created huge local interest in the timber framed buildings of Wakefield



Historic England

Hi!

Employment and Building Conservation Skills Development



Construction training programme for Wakefield Building College at the Grade II* listed chapel, using traditional lime mortar.



Historic England

Hi!

Learn, connect, share... Adult learning and Hidden Histories



Local volunteers from the Wakefield Civic Society and Wakefield History Society researched the building and added to list descriptions.

13 blue plaques were in place, including some in partnership with the Forgotten Women of Wakefield project.

<https://wakefieldcivicsociety.org.uk/>

<https://www.wakefieldhistoricalsociety.org.uk/>

<https://forgottenwomenwake.com/>



Historic England

Hi!

A Greener Westgate

581 people attended 45 events (in person and online) through cultural and community programmes such as creation of a community garden and art installations.



Hi!

The Figures

£1,919,000 Historic England

£1,898,000 Wakefield Council

£3,818,000 scheme

£500,311 of private funding plus
further investment in fit-out costs.

Inputs and Outputs

- 19 buildings repaired, including 8 shop fronts as well as 5 ginnels
- 2210m² of vacant or underused floor space back in to use
- 545 m² of public realm enhanced
- Completion of a revised Conservation Area Assessment
- 14 training events to upskill the sector and teach private owners how to maintain their historic buildings
- 3 new residential units created
- 581 people to 45 events (in person and online) through cultural and community programmes such as creation of a community garden and art installations.

'Our heritage will be at the heart of the sustainable development of the district, creating growth and higher living standards for everyone.'

Wakefield Heritage Framework



Historic England

OUR YEAR
Wakefield District 2024

Hi!

Emerging Lessons Learnt

- Make the target area large enough to give flexibility and small enough to be manageable;
- Cluster investment to create impact;
- Address landmark buildings where possible;
- Communicate well and in person on the ground;
- Use shopfront schemes to bring light-touch improvements to benefit more businesses;
- Work with a range of council departments and partners to inform approaches, build partnerships and gain buy-in – public, private and community interest;
- Build flexibility into your plans as property owners and tenants may need time to come on board, especially during times of economic change or uncertainty.



Hi!

What will be the legacy?

- Relationships and trust built between partners
- New ways of working established;
- Community capacity built;
- Virtuous impact of exemplars on the high street which help to lead the market with new private sector investment to support Levelling Up;
- Further investment being considered by local authorities to build on the legacy of the HSHAZs, as Heritage takes a central role;
- Integration of capital, community and cultural activity becomes the norm;



Hi!

Will there be further Heritage Action Zones or Heritage-led Regeneration?

- Further investment being considered by local authorities to build on the legacy of the HSHAZs; eg. £610k investment in the John William Street Shop Fronts Scheme in Huddersfield.
- Heritage frameworks built into plans for place, with Heritage Lottery Funding to support this work in Calderdale and Wakefield, linked with their Years of Culture.
- Bradford Council is developing proposals from its Heritage Framework for a new HAZ for Bradford city centre, to coincide with City of Culture 2025.

For discussion:

- ***How can Heritage-led investment help the WYCA deliver its ambitions for our places?***
- ***How can we align funding opportunities to make this happen?***



Hi!

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Richard Butterfield
Partnerships Team Leader
Historic England

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historicengland.org.uk



Historic England

Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	Digital Blueprint Draft
Director:	Liz Hunter, Director of Policing, Place and Environment
Author:	Sophie Law, Policy Officer, Place and Environment

Is this a key decision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information or appendices?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If relevant, state paragraph number of Schedule 12A, Local Government Act 1972, Part 1:	
Are there implications for equality and diversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1. Purpose of this Report

- 1.1 This report provides a draft of the Digital Blueprint. Committee members' feedback and endorsement is sought.
- 1.2 The Committee is asked to consider the following:
 - Is the content of the Digital Blueprint reflective of the strengths and challenges of our region?
 - Are the outcomes relating to place ambitious enough? If not, how could they be bolder?
 - Do you have any other feedback or advice on how the Digital Blueprint could be improved, prior to it being finalised?

2. Information

Background

Digital Blueprint

- 2.1 An update on the Digital Blueprint and the approach to its development was brought to the last Place Committee (26 October 2023) The Blueprint was also considered by the Employment and Skills Committee (ESC) (19 October 2023) and Business, Economy and Innovation Committee (BEIC) (09 November 2023).
- 2.2 The Committee's feedback, which was largely positive, has been incorporated alongside the previous input from LEP board members, private and public sector digital experts, private sector employers, academics and Local Authority members.
- 2.3 All private sector members of Place Committee (alongside Employment and Skills Committee, Business, Innovation and Economy Committee, and LEP Board) were invited to a workshop in September 2023 to help shape the themes of the Digital Blueprint.
- 2.4 A public consultation was live for four weeks from late October until late November 2023. It received 121 responses and results are embedded in the draft Digital Blueprint.
- 2.5 We have shared draft versions of the Digital Blueprint with Local Authority officers. Feedback has largely been constructive, and we've embedded this into the draft copy of the Blueprint.
- 2.6 It is worth noting that Item 6 on the agenda, Monitoring Indicators, indicates the current status of gigabit capable internet coverage and 4G coverage across the region.

Our Approach to a West Yorkshire Digital Blueprint

- 2.7 The Digital Blueprint focuses on the 'horizontal' or 'levers' of 'Place,' 'People and Education' and 'Businesses and Organisations.'
 - '**Place**' refers to infrastructure development, connectivity and connected places.
 - '**People and Education**' refer to digital skills, inclusion, workforce development and educational pathways.'
 - '**Businesses and Organisations**' refer to digital transformation investment entrepreneurship, innovation and research and trade and export promotion.
- 2.8 Interwoven with these three 'horizontal', is seven 'vertical' themes, all of which affect/are affected by the horizontal':
 1. **Showcasing** all the digital opportunities West Yorkshire has to offer
 2. Ensuring that digital technologies make **day-to-day life** easier for West Yorkshire Residents and businesses.

3. Ensuring that we are benefitting from **advanced technologies**, such as emerging work in fields of Artificial Intelligence (AI), Virtual Reality (VR), and quantum computing.

4. Tackling **digital exclusion**.

5. Understanding and using **data** to make West Yorkshire a well-connected digital destination.

6. Establishing digital as a method to help West Yorkshire work towards tackling the **climate emergency**.

7. **Collaborative working** of digital stakeholders in West Yorkshire

2.9 Pending the endorsement of Place, BEIC and ESC Committees, the Digital Blueprint will be considered by the Combined Authority Committee, ahead of approval and publication.

3. Tackling the Climate Emergency Implications

3.1 Delivery of digital infrastructure offers cross cutting benefits that support the move towards net zero and tackling the climate emergency.

3.2 Digitally enabled infrastructure will accelerate progress towards clean, low carbon, and resilient energy systems, as innovative urban planning, public services, and access are optimised. Examples may include smart streetlamps to self-cooling buildings to smart electric car chargers. The data captured by digitally enabled devices will provide diverse datasets on a wide range of topics, such as energy consumption, air quality and traffic patterns. The Blueprint will also explore opportunities to map our regional assets that will allow for delivery aligned and strategic sequencing – ensuring that we need only ‘dig once’ – reducing our carbon impact.

3.3 Moreover, it is recognised that increased levels of connectivity, allow for residents to work remotely, and for businesses to set up in a more decentralised format. This means that there can be a reduced need to commute, with fewer vehicles on the road, thus reducing carbon emissions.

4. Inclusive Growth Implications

4.1 Digitally enabled places will accelerate progress towards accessible and inclusive spaces and transport in our region. An exemplar focus may include residents in rural areas without access to fast broadband; as of 2021, 4% of people in Yorkshire and Humber remain offline, even though West Yorkshire’s full fibre and gigabit coverage are both above the national average.

5. Equality and Diversity Implications

- 5.1 Digital exclusion is a key barrier to participation in social and economic activity. A refreshed Digital Framework will help us to maximise the opportunity that integrated digital policy, people and technology can offer to improve inclusivity.

6. Financial Implications

- 6.1 Combined Authority officers are leading on the development of the Blueprint utilising existing resources. Therefore, there are no financial implications directly arising from this report.

7. Legal Implications

- 7.1 There are no legal implications directly arising from this report.

8. Staffing Implications

- 8.1 There are no staffing implications directly arising from this report.

9. External Consultees

- 9.1 We have consulted with external stakeholders in the development of the Digital Blueprint. A public consultation through YourVoice was recently undertaken on Our Digital Blueprint for West Yorkshire. The consultation closed on 23rd November 2023.

10. Recommendations

- 10.1 That the Committee endorse the Digital Blueprint. That the Committee delegate endorsement to the Chair in the case of outstanding feedback from members, ahead of the first design.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – DIGITAL BLUEPRINT DRAFT



West
Yorkshire
Combined
Authority

Tracy
Brabin
Mayor of
West Yorkshire

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West Yorkshire: Digital Blueprint

Agenda Item 12
Appendix 1

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Foreword from the Mayor

“West Yorkshire is the most inclusive place to be digital.”

Aims

- 229 • Create an inclusive society and thriving economy through the growth of digital skills for all.
- Be a leading region for high-speed gigabit-capable broadband connectivity and mobile coverage (5G) and be pioneers in our approach to connected places.
- Build one of the best digital sectors in the UK and grow the prevalence of digitally enabled businesses.



One pager/Executive Summary

231

Guided by this Digital Blueprint, we will...

Showcase West Yorkshire as the UK's premier inclusive and digitally connected tech destination.

Elevate WY to become a global leader in **advanced technologies** and create a thriving ecosystem where businesses and communities flourish.

Empower West Yorkshire residents and organisations to embrace the **hybrid-digital era** and thrive in a hyperconnected world, where seamless connectivity fuels informed decision-making and unlocks a world of possibilities.

Foster a digitally **inclusive** West Yorkshire by embedding Equality, Diversity and Inclusion principles into digital skills initiatives, promoting inclusive practices among digital and tech businesses, and collaborating for universal high-quality connectivity.

Harness digital innovation to empower West Yorkshire as a global leader in **sustainability**, contributing to our aim to achieve net zero by 2038.

Transform West Yorkshire into a **data-driven** powerhouse, enabling businesses and individuals to harness the power of data for innovation, growth, and informed decision-making.

Convene an open and collaborative tech ecosystem in West Yorkshire and beyond, where best practices are shared, emerging challenges are addressed, and regional opportunities are coordinated and maximised. **5**

Defining 'Digital'

232 The YourVoice Survey



Tom Loosemore

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Digital: Applying the culture, practices, processes & technologies of the Internet-era to respond to people's raised expectations.

To create this strategy, a public consultation was circulated in October-November 2023. 121 respondents fed back their views on digital. These views are incorporated throughout this Blueprint. 72% of respondents were members of the public, giving their views as individuals. 23% were responding on behalf of, or as a representative of, a business or organisation. (5% other).

With regards to their digital knowledge, 7% consider themselves to be expert; 63% average; and 30% expert.

Full results and demographic splits of the respondents can be found in the appendix.

Digital Skills Plan

This blueprint builds on the [Digital Skills Plan](#) (December 2022)

The West Yorkshire Digital Skills Plan outlines inclusive digital skills provision as a key priority for the Mayor. This Plan is our footprint for delivery to support everybody, from the residents who want to use digital to connect with their families, to the businesses looking to grow and innovate here, to the people looking for opportunities to work in our thriving tech sector. This Digital Blueprint updates the Digital Skills plan statistics and actions and considers the position of digital skills as enablers for the wider digital economy.

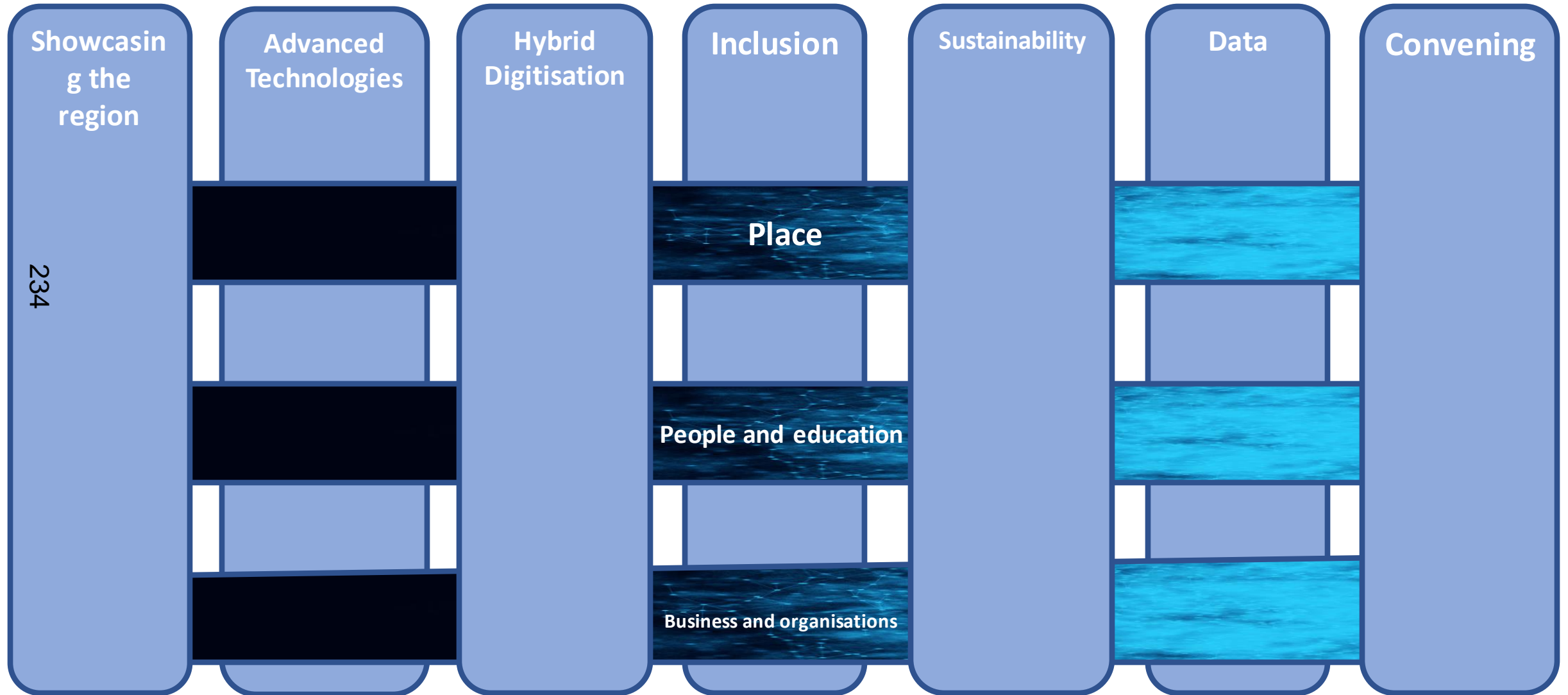
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The Digital Skills Plan aimed to increase the numbers of residents with on Essential Digital Skills for Life (75%) and Work (59%) to match the leading region's 82% and 69%, respectively, by 2025 (data published in 2021). In line with the Equality Act (2010), diversity will be embedded throughout our targets. Over the last year, Lloyds and IPSOS MORI have removed the pre-requisites from the Essential Digital Skills Framework.*

Within the new bands of the framework, the 2023 statistics are as follows: Essential Digital Skills for Life (95%), making Yorkshire and the Humber the leading region, and Essential Digital Skills for Work (85%), just 1% behind the leading region. Previously, an individual had to have the Foundation level to be eligible for EDS for Life, and had to have EDS for Life to be eligible for EDS for Work. Now, someone can start their digital journey in any of the framework areas and will be counted within the measure.



Matrix of change – Across the 3 policy areas of Place, People and Education and Business and organisations, we have identified 7 priority themes to take action to influence change and to make West Yorkshire a digital destination.





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SHOWCASING THE REGION

Why WY is a Great Place for Digital

West Yorkshire is a region boasting a rich heritage in innovation and is now a place of high-level ambition and a digital destination for businesses, individuals and families:

PLACE

- West Yorkshire is a region boasting a rich heritage in innovation and is now a place of high-level ambition and a digital destination for businesses, individuals and families. The region outperforms the national average with statistics including:
 - 85% of premises have gigabit-capable internet connections, 7 percentage points higher than the national average.
 - 4G mobile coverage is growing in West Yorkshire and exceeds the national average. 91% of premises are covered by all providers, compared with 85% nationally. Our highest covered area is at 92% and the lowest has 87%, but this is still 2 points above the national average (85%).
- West Yorkshire is a great place to live, work and raise a family, with a life satisfaction rating increasing by 0.25 points, compared to 0.15 points on average.
- Between 2015 – 2020, the West Yorkshire economy grew above the UK average (excluding London).
- West Yorkshire is strategically well-placed in the UK, with the M62, M1 and A1 running through the region. Major rail infrastructure secures links between West Yorkshire and London, as the UK's major global city, as well as large northern cities. This enables opportunities to collaborate, share information and access to supply chains and workforce.

Why WY is a Great Place for Digital

PEOPLE AND EDUCATION

- According to the YourVoice survey, people and education was of great significance. When asked, ‘What do you think is the biggest thing the Government can do to support the West Yorkshire digital sector 79% of respondents selected either ‘Ensure everyone has access to digital technologies, despite barriers such as cost, skills, infrastructure, location’ (Digital Inclusion) or ‘Increase the skills of our residents to increase the digital talent pool.’
- West Yorkshire’s biggest asset is its inclusivity within the digital system. Our skills programmes are set up to have a broad reach, ensuring a diverse talent pipeline and our businesses embody the theory that diversity in the workplace is better for innovation and productivity.
- In West Yorkshire, we understand that everyone has a role to play in creating a more diverse and inclusive tech industry. As of the latest census, 23% of the population of West Yorkshire now identifies as being from an ethnic minority. Across WY, approximately one third of households accommodate at least one disabled person. 49% of people in West Yorkshire are female
- In a sector that is typically dominated by men, a third of apprenticeship starts in West Yorkshire in 2021/22 were women, up from just 18% in 2017/18. People from ethnic minorities are well represented – 21% of digital apprenticeship starts are people from an ethnic minority
- Employment in specialist digital disciplines continues to grow strongly. Annual average employment growth for digital occupations has been 7% over the last decade in Yorkshire and the Humber, compared with 1% for the overall economy.
- The percentage of people in West Yorkshire with high digital capability is above the national average (65% vs 63%)

BUSINESS AND ORGANISATIONS

- In Yorkshire, we're known for getting things done, doing them well, and then moving on to the next big project. Our region takes the lead in developing subsectors in line with the UK Government's goals for growth. This includes areas like geospatial information, space technologies, FinTech, AI, HealthTech, RegTech, AgriTech, and more.
- Just under half of respondents to the YourVoice consultation (46%) believed that more investment into the tech sector would positively impact their life, which can be encouraged with effective showcasing of the region.

Leeds – Consulting & Computer software. 99% of University of Leeds's computing research activity is either “world –leading” or “internationally excellent”.

Bradford – Strengths in EdTech and boasts highest postgraduate enrolments in applied artificial intelligence and data analytics in the UK.

Wakefield – Creative digital and gaming strengths. Home to Production Park, a live entertainment space which has hosted artists such as Beyonce, Ed Sheeran and Lady Gaga.

Kirklees – Home to the University of Huddersfield and 3M BIC. Centre for enterprise and innovation for businesses across the region, with a strong focus on SMEs. Strengths in Computer hardware and Computer software.

Calderdale – Strengths in consulting and computer software. Home to two very significant Digital Health organisations: The Health Informatics Service (an NHS organisation providing digital and IT services to health and care providers) and VISFO (makes evidence-based decisions for pharma and biotech).

Showcasing – CASE STUDY

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West Yorkshire Innovation Festival

Created in 2020, the West Yorkshire Innovation Festival is a celebration of innovation across West Yorkshire. It brings together academics, businesses of all sizes, entrepreneurs and experts to share resources, showcase innovative ideas and to cast a spotlight on our region's most ingenious success stories. From workshops and panel events to masterclasses and talks, the festival is a great opportunity to learn about the latest trends in digital innovation, and to connect with other businesses and organisations that are working to make a difference in their sectors and the region.

Showcasing intended outcomes

People and Education – Establish West Yorkshire as the most inclusive place for digital and tech

Advocate for further devolution of employment and skills powers and funding in order to deliver best outcomes for West Yorkshire in digital skills

Celebrate as role models those in the digital sector who are embodying greater representation and diversity

Work with partners to maximise the skills in the region in terms of advanced technologies, digitisation of day-to-day services, sustainability, and data, all in a digitally-inclusive way.

Ensure promotion and positive narratives around the successes of the continued delivery of the region's first [Digital Skills Plan \(2022\)](#)

Business and Organisations - Promote West Yorkshire globally as an inclusive, thriving tech destination through trade missions, Mayoral events, and by supporting international businesses to invest here and supporting indigenous businesses to export.

Establish a West Yorkshire tech representative on the West Yorkshire Business Board to spearhead the region's digital agenda, champion the region as a great place for digital, and connect digital and wider business networks.

Anchor digital as a high opportunity area in West Yorkshire's inward investment focuses, including policy interventions which boost investment into the sector. A digital focus would also be relevant to other strong areas such as the financial, health and creative sectors.

Form partnerships with leading digital hubs from around the world, which could facilitate trade missions, shared learnings and collaborative projects, showcasing digital in West Yorkshire on the global stage.

Place – Make West Yorkshire a well-connected region, with world class digital infrastructure, where businesses and communities thrive

Ensure everyone has access to quality gigabit-capable broadband to enable people to work from home, for the self-employed, for businesses, schools and the public.

Work with our partners to support and highlight the community services already in place to increase reach and impact to ensure no one is left behind.

Work with our partners to support communities with access to myth busting terminology to help enhance understanding and take up of infrastructure products on the market.



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ADVANCED TECHNOLOGIES

Advanced Technologies

This displays how we are benefitting from advanced technologies such as AR/VR/AI/IoT. This includes higher level skills, sub-sector strengths and the role of smart cities and innovation.

PLACE

- West Yorkshire supports new and innovative advanced technologies and can shift to new opportunities to benefit the region.
- To be fully prepared for future technologies we need to facilitate the infrastructure and connectivity landscape to unlock opportunity. West Yorkshire is already in a great position with an average coverage of 85% across the region. Types of coverage are suboptimal, however.
- Fibre to the Premises (FTTP) figures in West Yorkshire are mixed. Having more FTTP coverage alongside other gigabit capable solutions would enable better connection speeds, meaning that individuals, businesses and communities can access more benefits from advanced technologies such as IoT, AI, AR, VR – all of which can play a part in supporting connected places.
- Having the infrastructure that enables connectivity and data transfer will unlock incredible opportunities for Connected Places infrastructure and ecosystem.
- According to the Your Voice survey 17% of people are excited by new technologies. Respondents felt that there was a potential for impact on individuals, communities, their work and day to day life.

Advanced Technologies - Context

PEOPLE AND EDUCATION

- West Yorkshire's higher-level skills provision is extensive with 9 universities, 7 colleges and numerous Independent Training providers.
- The University of Leeds is joint 9th in the country for Computer Science Research Quality (REF 2021). The University of Bradford has the highest number of Applied AI and Data postgraduates in the country.
- The Combined Authority (CA), working with employers, is building a talent pipeline. We have supported almost 200 schools and colleges to improve careers support and destinations for students, including teacher Continuous Professional Development (CPD), teaching resources for digital skills, and digital careers factsheets for students. The CA reaches 2.5 million people each year through our all-ages career platform, providing local knowledge on West Yorkshire's growing sectors, fresh job opportunities, and the best pathways into good, well-paid jobs. The Combined Authority also offer targeted, intensive employment support to people of all ages to help move those furthest from the labour market closer to, enter or return to work or progress within their current work, including linking residents directly to jobs in local businesses.
- In West Yorkshire, there were 1,370 qualifiers from digital courses in higher education in 2021/22. There were 3,120 enrolments on foundation level ICT courses in further education in 2021/22, 6% higher than in 2019/20. There were 170 Skills Bootcamp starts on ICT courses in the first half of the 2022/23 academic year. With 1022 digital apprenticeship starts in 2021/22, digital apprenticeship starts are well above pre-pandemic levels, growing strongly at Advanced and Higher Level.
- The digital skills gap prevails, with digital skills provision not meeting the growth of the digital sector. This national problem is estimated to cost the UK economy nearly £63 billion a year in GDP.

BUSINESS AND ORGANISATIONS

- Advanced technologies are becoming pivotal in streamlining operations, enhancing productivity and driving innovation. West Yorkshire has the potential to lead in this area with institutions like NHS Digital and NHSC. The region also boasts over 600 health and life sciences firms, 250 MedTech companies and 65 digital health ventures.
- According to DCMS' 'Assessing the UK's regional digital ecosystems' report, Yorkshire's digital sector shows strong growth in economic output (6.5%, 2014-2019), faster than the UK's Digital Sector. The strong growth in digital sector employee jobs, at 8.2% per annum, surpasses any other UK region. The recent digital occupation growth rate, at 6.7% per annum, is also in the top quartile of UK regions.

Advanced Technologies - Context

BUSINESS AND ORGANISATIONS

- West Yorkshire's prowess extends to sectors as varied as finance, logistics, manufacturing, and agriculture.
- The UK has up to 234,000 data vacancies, signalling a growing demand for machine learning expertise.
- Leeds has been ranked eighth outside London in AI-readiness, showcasing the region's commitment to digital advancement. The rapid adoption of AI is leading to growing emphasis on AI development to be transparent, ethical and responsible. This ensures that as the region advances technologically, it remains rooted in values that prioritise the well-being of its citizens.
- Despite the recent press surrounding AI, ONS found that between 3 to 16 April 2023, just 16% of businesses across the UK are currently using at least one of the AI technologies asked about in the survey, meaning more needs to be done to increase the appetite for businesses to engagement with advanced technologies.
- 14.8% of business respondents to the YourVoice consultation said they were not looking to implement new software systems, AI, machine learning, digital machinery, or cloud-based services. There is potential to better present how one or more of these technologies can help all businesses and organisations in the region.

Advanced

Technologies – Case

Study

Skills Connect

The benefits of the Skills Connect programme is that the training is unaccredited, and employer endorsed, where the Combined Authority has the flexibility to commission activity based on labour market information and using intelligence gathered by employers and steering groups, without the need for commissioning an established qualification on the RQF.

Training is commissioned to support individuals to progress into new employment, or to support individuals to access increased responsibilities as a result of the training. Courses are delivered with a clear line of sight to improved labour market status for learners.

To date, over 1,000 learners have been supported via the Skills Connect programme, with delivery due to take place until March 2025.

Examples of the digital courses are Essential Digital Skills, Creative Technologies, IT Roles, Technical Skills, Digital Management Roles, Ethical use of AI.

Advanced Technologies intended outcomes

Place –West Yorkshire as a place that supports and encourages new and innovative advanced technologies and can shift to new opportunities to benefit the region.

Increase gigabit capable connectivity, including FTTP which is lower powered and future proof. Connectivity should be an essential utility that is resilient.

Develop a mechanism to explore how we prepare and future proof infrastructure projects and programmes to save public money.

Use existing assets in the region to catalyse growth in tech, research and data to improve access to facilities and services.

Explore how Smart Cities Infrastructure, including IoT technology can offer opportunities to make our places function better. Examples include using technology to enhance traffic management and road space allocation, as well as monitoring and mitigating climate impacts such as flood impacts, high temperatures and air quality.

People and Education – Increase the higher level digital skills in West Yorkshire to support advances in technology for social, transport and career purposes

Inspire school-aged students to consider digital careers, based on the four pillars of digital in schools, as advised by our education partners: Functional IT (e.g. Excel, Word), Media and creative, Computer Science (e.g. Software, coding), Tech support (Cyber security, networks, AI)

Encourage more digital apprenticeship starts among 16-18 year olds, as this age bracket is lower than other age brackets

Raise awareness of the availability and high-quality higher level skills courses in our region, and the increase in quality of life (high salaries in these sectors)

Support the use and culture of AI addressing concerns in communities. Educate and embrace, frame it as positive rather than negative.

Ensure promotion of AI and skills training that arise through the Investment Zone

Continue to encourage apprenticeship starts from diverse backgrounds with a focus on underrepresented groups

Business and Organisations – Support businesses to increase productivity through embracing AI, and bolster businesses against the threat of AI

Encourage businesses to use [New advisory service to help businesses launch AI and digital innovations - GOV.UK \(www.gov.uk\)](https://www.gov.uk) via the CA's Growth Hub

Develop challenge competitions focusing on solving advanced technology problems and creating innovative solutions, creating interest in advanced technologies and potentially providing businesses with the tangible benefits they bring.

Provide fiscal and non-fiscal support for businesses and organisations looking to adopt advanced technologies that may not have the required expertise to effectively implement them.

Integrate advanced technologies into Combined Authority services, which as well as modernises our offer to the region, acts as an example to businesses and organisations as to how advanced technologies can be utilised outside of their specific sectors.

Ensure promotion of AI opportunities for businesses that arise through the Investment Zone



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HYBRID DIGITISATION

Hybrid Digitisation

How digital makes day-to-day life easier for West Yorkshire residents and businesses, and how we make day-to-day services more accessible (without removing the need for humans).

PLACE

- Digital is fully embedded in our society. In 2022, in the UK, 58% of people believed that on balance, digital technologies had made their lives better. As such, we need to better understand what this means for our communities, homes, leisure spaces and work.
- We understand that technology should never fully replace human-to-human contact. Instead, it should enhance, simplify and facilitate better communication and productivity between all.
- In West Yorkshire, we want to support our region and prepare all for change, whether that be systems or infrastructure.
- When it comes to ways digital technologies help you live your life, the YourVoice consultation showed that technology can help in many ways. Common responses included daily working, the booking and planning of travel, communication and shopping - with technology speeding up these activities.
- For transport, hybrid digitisation includes higher level of automation during ticket purchasing and journey planning, as well as broader connectivity with information relating to travel. For West Yorkshire this means the ability to purchase tickets and plan onward journeys whilst on the go. The digital transformation of transport works together with other services also. Digital technologies such as AI and IoT provide information needed to address transport problems such as traffic jams, utilisation of vehicles and pollutant levels. This data collection helps better identify causes of problems and find solutions such as new public transport services and routes.

Hybrid Digitisation

PEOPLE AND EDUCATION

- In an increasingly digital society, digital is often the solution to help people manage their careers, money, health, housing, leisure, career, and mental wellbeing.
- As of 2023, 95% of adults in Yorkshire and the Humber have essential digital skills for life. This is a significant increase from 75% in 2021. Essential Digital Skills for Life include using video call technology to socialise, searching for work via online platforms, or safely using comparison websites to help them save money when shopping for large-ticket items such as insurance.
- In 2023 data, 85% of adults in Yorkshire and the Humber have the full range of essential digital skills for work, up from 59% in 2021. Essential Digital Skills for Work include using the email address book in their organisation to 'cc' in colleagues; working remotely using a virtual private network (VPN); using document formats such as PDFs; using video-conferencing platforms.
- When it comes to behaviour, the YourVoice consultation showed that new technologies such as artificial intelligence 'means nothing' to 6%, 'scares' 19%, 'intrigues' 57%, 'excites' 18%. Ensuring that the one quarter who are scared or unsure of the benefits and threats of technologies such as AI and leveraging the excitement and intrigue of the remaining three quarters, will be key in supporting people to partake in society more effectively and efficiently.

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BUSINESS AND ORGANISATIONS

- Only 77% of SMEs within Yorkshire and Humber have high digital capability. The 23% of SMEs with low digital capability are less likely to: have Essential Digital Skills among their staff; offer their own website; use email to communicate with customers; use social media to interact with customers and suppliers; use government services; use Internet Banking; use online accounting software.
- Digital platforms have connected West Yorkshire businesses more than ever. UK-wide studies show that over 60% of SMEs collaborated with other businesses digitally in 2021, reflecting inter-business networking and growth.
- Digital tools have substantially improved operational efficiency. According to a 2019 UK report, businesses that adopted digital tools saw a 20% increase in productivity compared to those that didn't.
- Remote work saw a significant boost due to the pandemic. By mid-2020, 46.6% of people in employment in the UK did some work at home. This shift has allowed businesses in West Yorkshire and beyond to tap into a broader talent pool and offer greater flexibility, which often correlates with increased employee satisfaction. ONS data from 2022 tells us that around 25% of employees in the Yorkshire & Humber region work from home at least some of the time.

Hybrid

Digitisation –

Case Study

MCard

The MCard is one of the largest travel smartcard schemes outside London's Oyster card. It simplifies travelling across West Yorkshire. MCards can be loaded with a range of multi-operator bus and train travel products, including weekly or monthly tickets and day-savers. Over 11,000 people in West Yorkshire have downloaded the MCard app that enables them to buy and load travel tickets anytime, anywhere straight from any Android smartphone.

Hybrid intended outcomes

Place – Enable high-speed gigabit-capable broadband connectivity and mobile coverage capitalising on smart technology and connected places which allow people to navigate their surroundings making informed choices as they go.

Continue to work for better quality and reliable infrastructure which will support the following:

Enable and support hybrid working, ensuring that the tech that enables this is a viable and preferred option, allowing for great flexibility in people's work/life balance.

Champion and continue to explore hybrid transport systems, including the tech that facilitates the rollout of Autonomous Vehicles but in a safe environment with driver operated traffic.

People and Education – Enable the residents of West Yorkshire to benefit from the advantages of an increasingly digitised society

Increase the percentage of residents who can access digital services (whether that's broadband access / skills) e.g. to apply for Universal Credit, housing, manage finances.

Ensure AI does not replace jobs, but enhances the workforce.

Enable education about new technologies for those who are scared or unsure of the benefits and threats of them.

Leverage the buy-in of those who are excited and intrigued by new technologies to promote the benefits to others in the region.

Business and Organisations – Empower businesses to foster digital innovation and digitally upskill their workforces to increase productivity

Increase the percentage of businesses and organisations engaging in digital transformation activities.

Enable access to digital transformation support – provide fiscal and non-fiscal support for traditional businesses to engage in digital transformation initiatives, measured by increased productivity, efficiency gains, or the development of innovative digital products and services.

Fund and promote hybrid workspaces, where businesses can access meeting rooms, digital tools and workshop space all in one building.

Ensure jobs are enhanced rather than replaced by new technologies.

Encourage use of new developments / empty buildings / retrofit older buildings and offices in the wider region.



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INCLUSION

Inclusion

Going from digital exclusion to digital inclusion for all. Ensuring West Yorkshire has 100%, affordable internet connectivity and enables all communities to access and use the internet as they wish

PLACE

- Our definition of digital exclusion refers to those who are not able to use the internet to participate fully in modern society. Digital disparities are not only a moral obligation we need to tackle but are undermining efforts to “rebalance and grow the UK economy” and will mean “the UK will struggle to maintain competitiveness” as a result (HoL, Digital Exclusion report 22/23).
- Digital connectivity is a utility, yet, of households earning £25,000 or less, 1 in 5 never use the internet, rising to 1 in 3 with disabled people and 1 in 2 of those aged 65+.
- Digital Poverty is a vicious circle. Those without digital connectivity lose out and become financially poorer. According to ONS, 1 in 3 people are not using the internet due to cost, despite Internet providers being legally required to provide affordable ‘social tariffs.’ It is suggested that the tariffs offered by providers provide basic speeds which on many occasions are not viable for a typical family and can attract stigma.
- Digitally excluded groups: Disabled people, older people, those from BAME backgrounds must be represented in datasets that inform algorithmic decision-making. Increasing usage of digital tools and learning patterns and behaviour must result in redressing any imbalances and in-built biases in data.

Inclusion

PEOPLE AND EDUCATION

- Who is most likely to be digitally excluded? A homeless person trying to move into permanent housing while overcoming addiction and mental health challenges; An older person approaching end of life in a care home; An asylum seeker learning English and applying for settled status; A working person on a low income or a person who is unemployed; A person with health conditions or disability. Anyone facing and dealing with challenges in their everyday life.
- Nationally, the figures of those who regularly get online have fallen from 99% to 95% this year. Although the pandemic had accelerated the shift to digitally centred lives, the more recent costs of living challenges has further exacerbated the challenges with internet affordability – a key concern for many people.
- In Yorkshire and Humber 4% of people remain offline. 5% of adult residents of Yorkshire and Humber don't have Essential Digital Skills for Life.
- Up to 19 million people face digital poverty in the UK. There is a strong correlation with age, employment and housing status, and Digital Poverty. 1 in 2 older adults are in digital poverty, and 1 in 5 are in severe digital poverty. 20% of children are in digital poverty. Unemployed people are nearly 2-3 times more likely to be in digital poverty (West Yorkshire's official unemployment rate is 4%)
- The West Yorkshire Digital Inclusion initiative has responded to this urgent social and economic need to act. West Yorkshire will use devolved funding to deliver digital skills and access, via community organisations, to the digitally excluded.
- In the YourVoice survey, when asked 'Thinking about people you know that don't access things online, what are the reasons for this?', only 20 of the 120 respondents to this question selected, 'I don't know anyone that isn't online.' The remaining 83% of respondents know someone who is offline, for reasons such as behavioural: 'they don't know how/they are scared/they just don't want to' and related to access, 'an internet connection is too expensive for them/lack of available service where they live/they don't own a computer or smartphone'.

BUSINESS AND ORGANISATIONS

- 23% of SMEs in Yorkshire & Humber have low digital capability. These businesses are missing out on the opportunity to improve productivity, cost efficiency, accessibility, innovation, increase customer base (83% of business have a website) and increase access to the talent pool (online recruitment).
- In West Yorkshire's dynamic third sector, an estimated 12,000 organisations and groups employ 29,700 full-time equivalent individuals. These organisations play a crucial role in addressing social disparities and delivering essential services to communities across the region, and their total economic added value is estimated between £3.1bn and £4bn. Serving as a lifeline for vulnerable groups grappling with poverty, homelessness, disability, or discrimination, these organisations are steadfast in their commitment to social inclusion and empowerment, including digitally-focused initiatives.
- There is a lack of diversity in venture capital investment. Digital inclusion includes breaking down the barrier female entrepreneurs face when accessing VC investment (only 3% of VC funding went to all female teams, compared to 68% to all male teams – report by Extend Ventures).
- Underrepresentation in the tech industry is still commonplace. For example, in the UK tech market, only 26% of workers are women. Tech has a marginally higher proportion of BAME people than the labour market as a whole, 11.8% for all occupations, and 15.2% for tech. However, this does not represent the WY population, where, according to the 2021 Census, 23% of people are from an ethnic minority. Comparing the national tech workforce percentages to regional averages, West Yorkshire may face challenges in achieving full representation. Addressing these disparities could involve targeted initiatives to foster inclusivity and equal opportunities the region's tech sector.
- Tech now accounts for around two million jobs in the UK but only 9% of all IT specialists have a disability.

Inclusion – Case

Study

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Digital Inclusion West Yorkshire Leeds

The West Yorkshire Combined Authority is launching a regional offer to tackle Digital Inclusion across West Yorkshire.

Digital Inclusion West Yorkshire will be coordinated regionally to level up the region, provide support and wider context, enable the sharing of best practice and delivered locally to tackle local challenges and priorities. The programme will build on the success of 100% Digital Leeds, which is one of the most successful, high-profile and well-respected digital inclusion programmes in the country. Digital Inclusion Officers will be based in each Local Authority to help the voluntary, community and social enterprise sector across the region to tackle digital poverty.

Inclusion intended outcomes

Place – Work with partners to ensure high quality connectivity across West Yorkshire

Ensure everyone has access to digital connectivity by addressing not spots, understanding reasons for market failure and to work with commercial sectors to address this.

Work with the commercial sector to drive low-cost internet access to ensure anyone, anywhere can access low-cost, high-speed internet connection.

Work with local authority partners to help expand methods for getting online, including opportunities to use public sector assets to get communities connected at home, in a digital hub or through public Wi-Fi.

Engage government to ensure there is ongoing new national approaches and funding to tackle digital poverty and the broader issue of digital inclusion.

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Skills and Education - Continue to ensure Equity, Diversity and Inclusion are firmly embedded in any digital skills initiatives delivered in West Yorkshire.

Tackle digital exclusion in West Yorkshire through the Digital Inclusion West Yorkshire programme and monitor the success of the Digital Inclusion West Yorkshire programme.

Address the problem of diversity in tech talent pipeline, through programmes such as the Mayor's Diversity in Digital Initiative, devolved Skills Connect digital courses and Department for Education digital bootcamps.

Business and Organisations – Encourage digital and tech businesses in West Yorkshire to apply inclusive practices, and benefit from inclusive practices

Diversify VC investment and brokerage for access to finance for digital businesses.

Encourage businesses to advertise tech roles following [inclusive practice](#) e.g. a transparent salary and to describe the performance objectives of a role rather than a 'check list'.



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SUSTAINABILITY

Sustainability

How digital is working towards supporting, accelerating and transitioning towards net zero goals in West Yorkshire, and how the West Yorkshire Combined Authority is enabling this:

- The Combined Authority has a bold and ambitious target of reaching Net Zero by 2038. Digital sustainability and sustainable digital technologies can help to reduce emissions and improve resource efficiency.

PLACE

- Digital technologies and data can make significant contributions to achieving our climate and environment goals. It was found by the World Economic Forum that digital solutions can reduce global emissions by 20% by 2050
- Sustainable forms of connectivity: fibre optic cables have a longer lifespan than traditional copper cables. They require less power to operate and have lower energy transmission which results in reduced carbon emissions. Digital therefore has a part to play in our target of West Yorkshire becoming a carbon free region by 2038. Evidently, fibre cables have a longer life span compared to traditional copper networks. They're durable, which minimises the need to frequent replacements, and will stand the test of time as we continue to experience changing weather patterns and more frequent heatwaves and flooding events.
- Work-place: high-speed connectivity opens the possibility of hybrid working. The hybrid model of working, accelerated in its implementation during the pandemic, is being adopted by many companies after finding employees were just as effective working from home, as they were in the office. Flexibility in working leads to a happier workforce.
- Applications: help us to better understand what activities and actions we can take to reduce or offset our impact on the environment. For example, often the biggest water waste is due to leaking pipes. Sensors and analytics could cut those losses by having better access to information. In fact, Beijing reduced deadly airborne pollutants by roughly 20% by tracking sources of pollution and regulating traffic and construction accordingly. Sharing real-time air-quality information with the public via smartphone apps enables individuals to take protective measures. This can reduce negative health effects by 3-15%, depending on current pollution levels.

Sustainability

PEOPLE AND EDUCATION

- The crosscutting work on digital, covering people, places and business will support work tackling the climate emergency. When it comes to sustainability, digital skills are an enabler, supporting movement into productive and emerging jobs within the region, such as those committed to by the Mayor's 1,000 Green Jobs Pledge.
- Evolution of digital skills to support all sectors will be key to helping businesses develop their sustainability and therefore cut costs, cut carbon emissions, and enhance their productivity. This includes innovation skills required across the 'green sector' to tackle climate challenges.
- The emerging technologies within Place will require a workforce that has the skills to implement and embed them. For example, growth in sustainable infrastructure will increase demand for people who can retrofit fibre and copper wiring (to improve internet access) and install smart homes safely (to help save energy and reduce waste). For this reason, the Combined Authority has approved a £7.5m package of skills support to focus on green and digital skills, for businesses and individuals.
- West Yorkshire can ensure that it reaches its net-zero target by investing in digital skills. This is achieved through:
 - Digital skills plan will support 'better jobs' and more productivity.
 - Upskill people to retrofit fibre and copper infrastructure and installation of smart homes to help save energy and reduce waste
 - A £7.5m Gainshare programme focused on green and digital skills.

BUSINESS AND ORGANISATIONS

- Digital Interactions: With over 70% of businesses in the region adopting online services, traditional customer-business interactions have changed. This shift has led to a potential reduction in regional travel emissions by up to 5%, making both business and leisure interactions more eco-friendly.
- Going Paperless: As the modern workplace in West Yorkshire evolves, there's been a significant 40% decline in paper usage. Beyond the immediate benefit of saving trees, this transition cuts down the broader environmental footprint associated with paper production.
- Cloud Storage Benefits: As about 60% of local businesses transition to cloud storage, the region experiences energy conservation. These centralised cloud solutions offer up to 30% more energy efficiency compared to conventional data storage, reflecting a broader shift towards green tech solutions.
- Efficient Deliveries: In a region with bustling trade and commerce, the use of digital mapping for deliveries has led to a marked 15% decrease in fuel consumption, optimising routes and making every trip count.
- Greater adoption of digital tech by business will facilitate efficiency and reduce waste e.g. WFH & hybrid work balance

Sustainability –

Case Study

LoRaWan

As part of the West Yorkshire Flood innovation programme (WY FLIP), of which the CA is a contribution partner, one of the projects being led by Wakefield Council is the Digital surface water flood warning system – LoRaWan (Long Range Wide Area Network).

Surface water flooding is a growing problem across West Yorkshire, it can be unpredictable and fast flowing causing not only damage to properties but also health risks. The aim of this project is to improve the response to surface water flooding events by exploring the use of LoRaWan to provide a flood warning system which uses accurate, real-time information. Rolling out a network of sensors across West Yorkshire would evolve current flood responses to surface water flooding which are reactive to becoming proactive. The network of sensors would transmit real-time surface water levels to a central hub and create early warning systems of potential flooding, helping operational local teams to direct resources to where they are most needed to take preventative action.

Sustainability intended outcomes

Place – Use digital capabilities and opportunities to create a more sustainable and climate ready West Yorkshire.

Work with partners to promote the use of digital and smart infrastructure using innovative approaches to reduce energy use.

Work with partners to capture and use data from smart infrastructure to help with planning and identify blockers to progress. Work towards and support more information sharing.

Build on GIS capabilities to help plan renewable deployment (solar mapping)

Asset mapping, allowing delivery alignment and strategic sequencing to ensure we 'dig once'.

Support the development of High-quality Local Area Energy Plans (LAEPs) using analysis of robust local, regional, and national datasets to digitally interrogate opportunities regarding energy performance certificates, insulation, and possibilities for heat pump installation etc.

Work with partners to share information and knowledge of the benefits of Smart energy appliances, smart tariffs (Kraken system), online advice.

People and Education – Create a West Yorkshire where everyone has the skills and mindset to innovate for sustainability.

Promote awareness of the benefits of digital skills supporting growing sectors to develop and innovate their sustainability.

Promote schemes that offer green and digital skills training, such as WYCA's £7.5m Gainshare projects focused on Green and Digital

Work with industry to develop digital and green skills that are fit for purpose for the jobs and infrastructure of the future

Offer equitable access to advanced high level digital skills so that all in West Yorkshire have the skills and mindset required to innovate with sustainability as the goal, linking through to schemes such as KTPs

Use digital technologies e.g. social media, to raise awareness of sustainability issues and to encourage people to adopt more sustainable behaviours.

Business and Organisations – Establish West Yorkshire as a beacon of digital sustainability by setting ambitious regional targets, promoting sustainable practices, and incentivising eco-friendly technologies and waste management.

Develop a regional digital sustainability target for businesses and organisations.

Promote digital sustainability initiatives as part of West Yorkshire's business offer.

Green technology incentives for businesses and organisations adopting energy-efficient digital technologies, such as renewable energy sources, low-power computing equipment and energy-efficient data centres.

E-waste recycling programmes for businesses and organisations to responsibly dispose and recycle electronic equipment.



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DATA

Data

'Data is the driving force of the world's modern economies.' It is important that we understand data, know how to use and collect it and store it safely. We need to also understand and support digital data skills, as well as understand the architecture of data.

PLACE

- Whether looking at 5 star reviews, to choosing a restaurant, data has transformed our everyday lives. But we need data and data sources to be secure, safe, good quality, timely to access, and, have integrity.
- Data infrastructure is the systems and services that store, process and transfer data e.g. cloud compute, data centres, servers. Data infrastructure is a vital asset and supports our economy, delivers public services and drives growth.
- Smart Cities: use data and digital technology to improve decision making and improve the quality of life and resource efficiency. To ensure that data is appropriate and usable we need three layers
 1. A technology base e.g. smartphones, sensors, high-speed communication networks
 2. Specific applications e.g. data translation into alerts, insights and action.
 3. Usage e.g. cities, businesses can use smart technology to improve experiences.
- Data storage: we must have robust systems in place to protect people. We must also make our region data rich to respond to community and business needs.
- AI: Incomplete, insecure or biased data risks failing to solve problems and even worsening or entrenching disadvantage. AI and data will be useful if we ensure data sets are not misused, are transparent and the purpose and use of the data is transparent. Clear accountability, governance and oversight on any decision and projects are also key to ensuring fairness in data usage.

Data

PEOPLE & EDUCATION

- Data Analyst and Data Technician apprenticeship starts are in the top 4 digital apprenticeship starts in the region, demonstrating the strength of the talent pipeline for data in the area. Nevertheless, growth in specialism such as AI and cyber are driving demand for supply of broader data skills at foundational level to feed the pipeline of advanced skills and to provide businesses with foundational skills they need to work with data.
- As data and technology change the skills, knowledge and behaviours needed from people in different sectors also change, and simultaneously increases the demand for technology-driven roles e.g. data architects and scientists. This requires us to have a greater understanding of and support in place for data skills. In 2019 PwC reported that 69% of employers were predicted to demand data and analytics skills from job candidates in 2021, but only 17% of UK workers were “data literate”.
- There is significant demand for data skills with UK companies recruiting for 178,000 to 234,000 roles requiring hard data skills. 48% of businesses are recruiting for roles that require hard data skills but 46% have struggled to recruit for these roles over the last 2 years. The supply of graduates with specialist data skills from universities is limited. While many companies undertake to train their own workers internally, half of all workers surveyed reported they had not received any data skills training within the last two years despite considerable interest in undertaking training.
- Yorkshire and the Humber has better ‘machine learning’ and ‘data literacy’ skills compared to the rest of the UK. Yorkshire and the Humber is strongest, in ‘basic IT skills’ (83%), ‘industry/sector expertise’ (76%) and ‘data literacy’ (75%) skills.
- As of [2020, DMCS-commission analysis](#) predicts data analysis will be the fastest growing digital skills cluster over the next five years. Exponential growth in the demand for advanced applications of data science and machine learning will occur in all sectors of the economy.
- Use of data and behaviour must be acknowledged. Fear of cyber hacks is one of the barriers stopping those who are digitally excluded from accessing the internet. In the YourVoice survey, when asked, ‘Thinking about people you know that don’t access things online, what are the reasons for this?’, the most common responses were ‘they don’t know how’, ‘they are scared to use the internet.’
- In the YourVoice survey, only 21% of respondents said they were ‘very confident’ to keep themselves safe online, even though 30% consider themselves to be ‘experts’. 13% of respondents said they are not confident to keep themselves safe online, yet only 7% believe themselves to be ‘beginners’ when it comes to using the internet. This shows a discrepancy in the perceived skill levels of general digital usage versus online safety.

BUSINESS

- Effective use of data will benefit businesses through boosting productivity, encouraging competition, creating new businesses and jobs, improved public services and position the region as a forerunner of the next wave of innovation. Overall, WY will be more attractive to multinational companies to situate or headquarter themselves.
- West Yorkshire was recognised as a High Potential Opportunity in Artificial Intelligence and Big Data by the UK Government. With expertise in data analytics draws a range of world-ranging organisations.
- 31% of SMEs in West Yorkshire do not use data to aid decision-making (FSB, 2021). Of the SMEs in West Yorkshire that use data to make business decisions, 59% said that data analytics has helped them to increase sales, 68% said it has helped them to improve customer service, and 64% said it has helped them to reduce costs.
- There is a large disparity in data analytics between small and large businesses. In Yorkshire and Humber, only 22% of businesses with fewer than 10 employees are using data analytics, compared to 63% of businesses with more than 250 employees. (2021)

Data – Case Study

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Data Bootcamp

Bootcamps offer intensive training, targeted at career changers, funded by the DfE. For example, a data bootcamp run by Generation. Generation Data Bootcamp helps build the roadmap to employment and aims to build confidence in its applicants. It provides participants with support via instructors and mentors in 1-1 sessions. Here participants can receive help with personal bio writing and interview preparation in order to help them secure a job. The support on-programme is followed by post-programme support.

Data intended outcomes

Place – Access and use good quality safe data to help make well informed decisions which will benefit West Yorkshire.

Ensure data is collected for the right reasons and used in the right way.

Use place-based data to inform decision making, understanding limitation and biases.

Share data and information where appropriate to help partners and stakeholders to make informed robust evidence-based decisions. Support and lead ethical data usage, by examining our own approaches and building guidelines.

People and Education – Make West Yorkshire the UK's leading region for data skills, supporting businesses and individuals to thrive in the data economy.

Deliver and promote adult skills training and upskilling opportunities in data

Leverage the existing success of specialist data apprenticeships by further promoting the opportunities

100% Digital will deliver community-based interventions that increase confidence and motivation to start engaging with digital (such as cyber security training) as secondary learning.

Raise awareness and confidence of online safety and protection of data for the residents of West Yorkshire.

Business and Organisations – Empower West Yorkshire businesses and organisations with data-driven innovation and collaboration

Facilitate the development of regional data hubs and cloud-based platforms, providing businesses with secure and accessible data storage solutions.

Develop data-sharing agreements to facilitate secure and ethical data sharing among businesses, research institutions, and government agencies, fostering collaboration and innovation.

Promote open data initiatives that encourage businesses to make non-sensitive data available to the public and other organisations, fostering transparency and innovation.

Provide training and resources to help businesses, particularly SMEs, harness the power of data analytics for informed decision-making and improved competitiveness.

Develop initiatives for businesses to undertake data-driven research and innovation projects, encouraging the development of data-driven solutions and products.



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CONVENING

Convening

The role of CA, district partners, central government, the private sector and the public need to be aligned, agile and pull in the same direction in order to fully embed digital in all of West Yorkshire

PLACE

- The West Yorkshire Plan sets out our vision of making West Yorkshire an engine room of ideas where anyone can make a home.
- Our region has many opportunities for growth and is a test bed of innovation and ideas. Our extensive, trusted and established partnerships will harness our assets to generate opportunities for the people and places of the region, thus creating a brighter West Yorkshire that works for all.
- West Yorkshire is ready to negotiate further devolution of funding and powers. The current system is time consuming and stifles innovation due to siloed, restrictive and competitive funding pots. Devolution will drive efficiencies by reducing and removing government bureaucracy. It will further empower the region by enabling local authorities more freedom to deliver for the people.

PEOPLE AND EDUCATION

- **Digital Skills:** The digital learning space is complex and dynamic; therefore, it is crucial to convene stakeholders and work with partners in the area to ensure West Yorkshire is offering comprehensive and navigable digital skills training for all.
- There is currently not a single-entry portal that includes all provision from online only providers, state funded colleges and training organisations, universities, and large employers.

BUSINESS AND ORGANISATIONS

- A key aspect of unlocking potential in our region is to further develop our partnership with national government and the national and international private sector. These relationships can help shape our regional offer to businesses and organisations.
- There is not currently a provision map in one location for all digital networks and initiatives for businesses and organisations in West Yorkshire.

Convening – Case

Study

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LDSP

The LDSP played an important role in convening, coordinating and influencing digital skills in West Yorkshire, especially during the pandemic, where the partnership ensured donation of tech to families who needed to get online. The LDSP was also the partnership responsible for the delivery of the Digital Skills Plan, which has influenced the development of £7.5 million of funding for digital, green and skills for business funding. The LDSP also formed a platform of digital advocates and experts to speak directly to central government to influence national policy. The funding for LDSPs has ended, leaving gaps in the landscape and a lack of regional representation to national policy makers, which West Yorkshire Combined Authority intends to fill.

Convening intended outcomes

Place

Support and highlight issues with regulators and central government.

Funding simplification.

Use the Mayor's leadership and relationships to implement positive change, to help service users and customer understand products and get more benefits from digital transformation.

Work with local authority partners and the commercial sector to ensure we deliver the best outcomes for our region.

People and Education

Convene stakeholders and work with partners in the area to ensure that West Yorkshire is offering comprehensive and navigable digital skills training, accessible at all levels, leveraging the success of the Local Digital Skills Partnership.

Business and Organisations

Provide one place for businesses, particularly SMEs and those which have potential to increase their digital capacity, to view digital-related business support information.

Cross-matrix: Establish a group of digital stakeholders across West Yorkshire

This group will:

- Drive delivery of the interventions in development through the Digital Blueprint and oversee their implementation.
- Act as an open forum and intelligence hub where the West Yorkshire tech ecosystem can flag and troubleshoot emerging issues, concerns, or challenges.
- Share best practice by attracting national and global experts.
- Coordinate regional opportunities for the sector, relating to people and education, business and organisations, and place.

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Glossary

- **Data** – Information that has been processed into a format that machines can read and understand.
- **5G** – The fifth, and most recent, generation of cellular networks. Allows for faster data rates and less transmitting delays.
- **4G** – The fourth generation of cellular networks, preceding 5G.
- **FTTP** – Fibre to the Premises. A broadband technology that provides very fast internet speeds. Allows for a fibre-optic cable installed from the street cabinet into your home.
- **Digital Technologies** – Tools, systems and devices that can generate, create, store or process data. Examples include 5G, Artificial Intelligence, and Video Technologies.
- **Digital Transformation** – The process of using digital technologies to create or modify business processes to meet changing business and market requirements.
- **AI** – Artificial Intelligence. A simulation of human intelligence processes by machines (especially computer systems) to perform cognitive functions.
- **Cyber Security** – Protection of computer systems and networks from online attacks.
- **Hybrid** – A combination of digital and traditional methods.
- **IoT technologies** - Internet of Things. Describes the network of physical objects - 'things' - that are embedded with sensors, software, and other technologies for the purpose of connecting and exchanging data with other devices and systems over the internet
- **Climate Emergency** – A situation in which urgent action is required to reduce or halt climate change in hope to avoid irreversible damage to our environment.
- **Smartphone** – A mobile phone with highly advanced features and can perform many of a computer's functions.
- **Broadband** – Data connection that is able to support interactive services without the use of a telephone line.
- **Connected Places / Smart Cities** – Places which use information and communication technologies to increase operational efficiency.
- **Virtual Reality** – Computer-generated environment with scenes and objects that appear real.
- **Phone Service** – a company or public utility that provides reception to transmit information.
- **Gigabit Capable** – broadband that is capable of downloading data at a rate of at least one gigabit per second.
- **AR** - Augmented reality. Is an enhanced, interactive version of real-world environment achieved through digital visual elements, sounds and other sensory stimuli.

Local Authorities Digital Strategies

- Bradford: [Digital Strategy \(bradford.gov.uk\)](https://bradford.gov.uk/digital-strategy)
- Calderdale
- Kirklees:
- Leeds Digital Strategy: [Leeds Digital Strategy 2022 - 2025.pdf](#)
- Wakefield: [transformation-strategy-for-web.pdf \(wakefield.gov.uk\)](#)

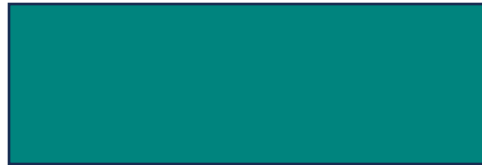
Key

- Place



- People and Education

27%



- Business and Organisation



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