

LAND AND ASSETS PANEL

**MEETING TO BE HELD AT 2.00 PM ON FRIDAY 20 APRIL 2018
IN COMMITTEE ROOM A, WELLINGTON HOUSE, 40-50 WELLINGTON
STREET, LEEDS**

A G E N D A

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**
- 3. EXEMPT INFORMATION - EXCLUSION OF THE PRESS AND PUBLIC**
- 4. MINUTES OF THE MEETING OF THE LAND AND ASSETS PANEL HELD ON 5 JANUARY 2018**
(Pages 1 - 6)
- 5. LEEDS CITY REGION HOUSING UPDATE**
(Pages 7 - 10)
- 6. HOMES ENGLAND INVESTMENT PROGRAMME UPDATE**
(Pages 11 - 22)
- 7. WEST YORKSHIRE TEXTILE MILLS - FEASIBILITY AND INVESTMENT FRAMEWORK**
(Pages 23 - 70)
- 8. NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION RESPONSE**
(Pages 71 - 78)
- 9. ONE PUBLIC ESTATE (OPE) GROUP UPDATE**
(Pages 79 - 82)
- 10. REVIEW OF WORKPLAN**
(Pages 83 - 86)

**11. PROVISIONAL DATE OF THE NEXT MEETING - 26 JULY 2018,
DATE TO BE CONFIRMED**

Signed:

A handwritten signature in black ink, consisting of the letters 'BSM' in a stylized, cursive font, with a horizontal line underneath.

**Managing Director
West Yorkshire Combined Authority**

MINUTES OF THE MEETING OF THE LAND AND ASSETS PANEL HELD ON FRIDAY, 5 JANUARY 2018 AT COMMITTEE ROOM A, WELLINGTON HOUSE, LEEDS

Present:

Councillor Tim Swift (Chair)	Calderdale Council
Councillor Susan Hinchcliffe	Bradford Council
Amir Hussein	Yeme Architects
Councillor Denise Jeffrey	Wakefield Council
Andrew Latchmore	Shulmans
Councillor Peter McBride	Kirklees Council
Rob Pearson	Homes and Communities Agency

In attendance:

Naz Parkar	Kirklees Council
Ben Still	West Yorkshire Combined Authority
Judith Furlonger	West Yorkshire Combined Authority
Rob Hignett	West Yorkshire Combined Authority
Khaled Berroum	West Yorkshire Combined Authority

1. Apologies for Absence

Apologies for absence were received from Roger Marsh and Sharon Squires.

2. Declaration of disclosable pecuniary interests

None were declared.

3. Exempt information - Exclusion of the press and public

There were no exclusions of the press and public at the meeting.

4. Minutes of the meeting of the Land and Assets Panel held on 13 October 2017

Resolved: That the minutes of the Land and Assets Panel held on 13 October 2017 be approved.

5. HCA Update on Funding and Role

The Panel was given a verbal update by the Homes and Communities Agency (HCA) on its funding and role as the transition to 'Homes England' reaches the final stage.

Assessment for Housing Infrastructure Fund (HIF) bids is expected to be completed and announced by the end of January 2018. Priority is being given to the earliest deliverable bids which can be sufficiently progressed by March 2018. Projects are categorised three ways: those which (1) can be delivered soonest, (2) need more due diligence and (3) are not ready at this time.

The Agency's main focus is to reach the government's target of 300,000 homes a year from the current figure of 217,000 and to ensure that public land is used well.

Greater improvement is needed to reach affordable homes target. The HCA has adopted a flexible method to better determine where to affect outcomes, for instance, lowering land value to help housing associations buy land to make development more viable.

The HCA is seeking to market its support, services and funding streams more widely to connect with more big developers who have the resources and capacity to deliver large projects.

Members raised concerns that the 300,000 target is too ambitious without more funding and powers such as 'rescinding' planning permission, and that the new proposed methodology calculating Objectively Assessed Need gives more favourable numbers to the south than the north. There is some concern in the private sector that lower targets will lower investor confidence which will lower deliverability outcomes.

The Panel was informed that the new methodology to calculate Objectively Assessed Need is still in consultation and the government is due to respond. Members were advised to gain the confidence of policymakers with a clear, ambitious message about work being done to reach the target, to counter the historical focus on southern regions where numerical targets are easier to satisfy, in addition to proposing what further targets could be achieved if they had particular infrastructure, funds, and planning powers.

Members raised examples of developers citing 'unexpected' viability issues as a means of leverage to avoid affordable home agreements after planning permission had already been granted. The Panel discussed possible solutions including adopting wider use of Planning Performance Agreements where viability, design and affordable housing are discussed and agreed early in the planning process.

Resolved:

- (i) That the update be noted.
- (ii) That a written report from the Homes and Communities Agency be a standing item at future meetings.

6. One Public Estate (OPE) Group Update – Phase 6

The Panel was presented with a report updating them on Phase 6 of the One Public Estate (OPE) Group. Since the report was written, it is understood that West Yorkshire Combined Authority has been allocated £160,000, but specific details are not yet known. Bids to the Land Release Fund are still being evaluated and it was confirmed that they had not yet reached the HCA for assessment at this time.

Resolved: That the details of the Phase 6 funding submission from the partnership and the interim announcement from One Public Estate be noted.

7. Leeds City Region Redundant Mills – Feasibility and Investment Framework

The Panel was presented with a report on the commission to undertake a feasibility and investment framework for underused and redundant mills in West Yorkshire. It was emphasised that the project was initially envisioned as a scoping report only. If any additional resource is required, further assessments and recommendations would need to be made to the Combined Authority.

Members noted that the report should be seen as an early stage in a wider project to inform a more targeted approach to seek solutions to bring redundant mill buildings back into use across partner authorities. The Panel asked that officers bring a draft prioritisation criteria to the next Panel meeting along with the final report, and the proposed delivery / intervention model to the meeting after that after feedback.

Resolved:

- (i) That the contents of the report and initial actions for consideration detailed in paragraph 2.6, in light of the resource implications, be noted.
- (ii) That the final report be tabled at the next Land and Assets Panel on 20 April 2018.
- (iii) That a draft prioritisation criteria be submitted for discussion to the next Land and Assets Panel on 20 April 2018.
- (iv) That the proposed delivery / intervention model be submitted for discussion at a future Land and Assets Panel meeting.

8. Business Planning & Budget 2018/19

The Panel was presented with a report advising them of the work underway on business planning and budgeting for 2018/19 and the key elements for the draft three year financial strategy.

The Panel noted that there was only one mention of housing throughout the document and this lack of prominence does not take into account how housing has recently risen as a political and national priority. Members advised that the Combined Authority must express more clearly how infrastructure projects and economic regeneration affects and unlocks housing, for instance, areas within walking distance of transport hubs. Recalling earlier discussion around the need for local authorities to clearly signify and prove to the government that housing is a deliverable priority, members suggested a greater strategic, narrative discipline on this point should be a priority.

Members also noted that there was little distinction made between LEP and Combined Authority funding sources and expenditure, despite there being more than one LEP covering the Leeds City Region geography, and that the public might want more clarity. It was clarified that although there is a geographical element to some revenue and expenditure, as an example, the Transport Levy raised from West Yorkshire authorities can only be spent in those districts. Members advised that this geographical distinction should be made clearer in the documents and budget reports.

Resolved:

- (i) That the work underway on the medium term financial strategy, business planning and budget for 2018/19 be noted.
- (ii) That Panel's feedback and comments be noted.

9. Any Other Business

Uniform spatial planning system

It was reported that the private sector is keen to see a more consistent, uniform approach to spatial planning and systems across districts. Members were informed that although there are joint projects around geographical data, sharing good practise and mutual consultation on local plans, there is no mandate and hence, no plans for a formal uniform spatial planning system at a regional level at this time.

Offsite Manufacturing

Members asked about offsite manufacturing and whether the Panel can expect to discuss it in the future. It was reported that offsite manufacturing is largely coming from Manchester and members suggested this sector could

be a part of the local economy, instead of importing. Members were informed that officers may consider Leeds City Region based offsite manufacturing offers in the future.

Malaysian and Chinese Investors

It was reported that there has been an increase in interest from Chinese and Malaysian investors in the regional economy and there is opportunity to reform processes to attract more investment from Asia.

Planning Delivery Fund submission

The Planning Delivery Fund was announced on 4 December 2017 and the deadline for Expressions of Interest (EOI) is 11 January 2018. The Combined Authority intends to submit a potential bid for around £500,000 to the Planning Delivery Fund, focusing on joint working, design quality, and innovation.

Due to the short turnaround, the proposed process for the bid is that a bid will be put together in coordination with the Land and Assets Panel Chair (Cllr Tim Swift, Calderdale) and the Chief Executive Lead on Housing and Regeneration (Jacqui Gedman, Kirklees), before approval by the Combined Authority Managing Director, Ben Still.

Resolved: That the proposed process for a bid to the Planning Delivery Fund be endorsed.

10. **Date of next meeting – 20 April 2018, Committee Room A, Wellington House, Leeds**

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Report to: Land and Assets Panel

Date: 20 April 2018

Subject: **Leeds City Region Housing Update**

Director(s): Liz Hunter, Interim Director of Policy and Strategy

Author(s): Judith Furlonger / Alice Rowland

1 Purpose of this report

- 1.1 To update the Land and Assets Panel on the Combined Authority's strands of housing work and to report progress on developing a Leeds City Region Accelerating Housing Delivery Prospectus, development of a Leeds City Region Strategic Pipeline, and an emerging Leeds City Region Housing Vision statement.
- 1.2 To report back on a series of meetings with Housing Association (HAs) partners working across the Leeds City Region to explore closer strategic collaboration.

2 Information

Leeds City Region Housing Vision

- 2.1 In April 2017 the West Yorkshire Combined Authority approved the Leeds City Region Housing Policy Position Statement which stated: "In the Leeds City Region we will enable and invest in housing and regeneration to maximise the City Region's economic growth potential, delivering balanced 'good' housing growth across tenures, age ranges and price ranges."
- 2.2 In August 2017, the LEP Board and West Yorkshire Combined Authority agreed, in principle, to expand the City Region's policy range. This recognised that, while the existing Strategic Economic Plan (SEP) drives vital activity to deliver new jobs and homes, there are broader opportunities (e.g. the role of culture and citizen experience) and issues that would benefit from a more comprehensive and agile approach. The LEP Board in January 2018, therefore, agreed to work towards a broader policy framework representing where partners agree to work together on a range of topics (e.g. culture, potentially

new aspects of tackling disadvantage in health, early years and education) to drive inclusive growth.

- 2.3 Those shared priorities – in the shape of four key challenges - were identified at the LEP Board’s September 2017 away day:
1. The City Region’s productivity gap with national and international peers is too large and growing
 2. Investment is too low – particularly in research and development investment by the private sector
 3. Half a century of improving living standards in the City Region have stalled
 4. Stubborn deprivation persists, with the poorest communities staying the same over decades.
- 2.4 Combined Authority officers have been working with partners to develop a document setting out the housing vision for the Leeds City Region. The vision sets out collective aims, ambitions and principles for creating good places to live in the Leeds City Region. It is a high level document which is part of a package of documents comprising of the Leeds City Region Accelerating Housing Delivery Prospectus and Leeds City Region Strategic Sites Pipeline.
- 2.5 An initial draft housing vision document has been shared and received input from Chief Executives, Leaders and Directors of Development. The latest version of the housing vision will be presented to Directors of Development for further consideration and then onto Chief Executives and Leaders in early summer. A final document will be presented to July’s Land and Asset Panel meeting.

Housing Prospectus

- 2.6 The Leeds City Region Housing Prospectus has been developed to set out a comprehensive and shared approach to resourcing and support for housing development activity across the Leeds City Region.
- 2.7 A draft Prospectus was shared with partner councils in October 2017 with further development postponed until the outcome of the Housing Infrastructure Fund Marginal Viability and Forward Funding allocations were known. Four districts were successful and allocated funding which will bring additional resource to deliver marginally viable schemes.

Local Authority	Project	HIF Funding (£m)
Barnsley	Seasons Phase 3, Thurnscoe Housing Development	£ 2,227,270.00
Leeds	Land East of Otley	£ 6,318,000
Leeds	Roundhay Road / Leopold Street: ChaCo & Unity Development	£ 990,000
Selby	Olympia Park, Selby	£ 8,878,000
Wakefield	Infrastructure for Growth at City Fields, Wakefield	£ 1,577,500

- 2.8 Two Forward Funding Leeds City Region bids have also been invited to the next stage of co-development – the Leeds-Kirklees project and Wakefield Aire River Growth Corridor project. A co-development stage with Homes England, will potentially provide additional resource to develop further detailed submissions, more detail awaited, with allocations to be confirmed in autumn 2018.
- 2.9 The Housing Prospectus will now be updated to reflect the outcome of the Housing Infrastructure Fund bids and remaining additional resource still required to accelerate and unlock further development.

Housing Pipeline

- 2.10 The Leeds City Region Strategic Sites Pipeline has been developed between the Combined Authority, local authority partners and Homes England. It currently includes sites from each of the Leeds City Region districts.
- 2.11 The pipeline list will be used to track and monitor progress to ensure the City Region is proactively managing delivery of housing in the Leeds City Region regeneration priority areas. It will be a tool which identifies specific sites which require intervention or need additional resource to enable districts to bring forward large scale strategic sites. The aim is to prepare sites to be ready to respond to future bidding/funding opportunities.
- 2.12 The Pipeline is designed to be a living document to be updated periodically, with the first iteration near completion. Final work is underway with a final version to be presented to Directors of Development, Chief Executives and Leaders in early summer. A final document will be presented to July's Land and Asset Panel meeting.

Strategic conversation with housing associations

- 2.13 Work is underway to enable an ongoing strategic conversation between the Combined Authority and housing associations (HAs) in the city region. This has arisen from a desire from housing association partners to have a formal mechanism to feed in to the Combined Authority's work. It builds on similar models that exist in other city regions.
- 2.14 So far, three meetings have taken place to progress this work. They have involved representatives from the Combined Authority, local authorities, housing associations and Homes England. HAs are to consider ways in which they can organise themselves on a Leeds City Region footprint primarily to conduct strategic conversations with the Combined Authority, Homes England and partner councils with one voice on a variety of issues. This initiative has been welcomed and supported by both the Combined Authority and Homes England. HAs are to bring detail to a further meeting and the results of which will be reported back to the Panel in due course.

3 Financial Implications

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

4 Legal Implications

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

5 Staffing Implications

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

6 External Consultees

6.1 No external consultations have been undertaken.

7 Recommendations

7.1 That the progress made on the Combined Authority's housing work be noted.

8 Background Documents

None.

9 Appendices

None.

FOR INFORMATION AND DISCUSSION

**West Yorkshire Combined Authority / Leeds City Region -
Land and Assets Panel**

HOMES ENGLAND PROGRAMME REPORT – April 2018

Purpose:	To provide an update to the Panel on Homes England Investment to support Leeds City Region
Responsible Officer:	Dilys Jones, Head of Home Ownership and Supply, North East Yorkshire and the Humber – Homes England
Prepared by:	NEYTH Team (Homes England)

1. MATTER FOR CONSIDERATION

This report sets out what Homes England can do to help Leeds City Region's ambition to increase the rate of homes being delivered across all local authorities. It also highlights progress on key initiatives/projects and provides an update on the live programmes that support Leeds City Region's ambitions for both growth and supply of affordable homes.

2. RECOMMENDATION

The Panel is invited to note and discuss the contents of this paper.

3. LAUNCH OF HOMES ENGLAND

a) What is Homes England's new remit

We are building a repurposed, more commercial organisation that will harness the strong track record of our predecessor.

Homes England offers:

- A **land portfolio** plus strong relationships with other land owners and public sector bodies;
- Opportunities to **co-invest in places and large land sites**; and
- Ability to **broker deals**, supported by debt and equity, capital grant and land assembly.

We want to discuss with partners the right packages to create opportunities for significant investment in places.

b) What's different about Homes England?

Homes England have been given significantly more funding and powers to increase the pace, scale and quality of housing in England. The **Budget announced £15.3 billion** of new financial support; for housing over the next 5 years. This brings the total support for housing in this period to at least **£44 billion**.

We will be making a big push on commercial joint ventures – agreeing bespoke deals with ambitious places or organisations to really propel supply. Homes England's place is also to show leadership on Modern Methods of Construction and other disruptive ideas that support the supply chain.

c) Different approach to land supply

As part of our expanded remit we will be much more active in the land market to drive delivery of **300,000 homes a year**:

- Increased **resources** to ramp up our acquisition of land opportunities;
- Create partnership and other **delivery solutions** with other government departments to increase delivery; and
- **Support cross-cutting policy objectives** – increased pace of build-out, MMC, diverse mix of developers, affordable housing and design quality.

d) Regional and National Homes England Relationship Management

Helen Fielding and Ian Hall are relationship managers for Leeds City Region Local Authorities and have met with all Leeds City Region Local Authorities regularly during 2017/18. They are there to help drive existing programmes, help local partners to understand what things are on the horizon, but also to share and co-design new ideas.

Nick Walkley (Homes England CEO) and Sir Ed Lister (Homes England Chair) have met with most of the Leeds City Region partners and held positive meetings.

4. BUDGET DETAILS

The 2017 Budget announced a comprehensive package of new policy intended to raise housing supply by the end of this Parliament to reach 300,000 per year. The Budget set out:

- Additional £10bn in **Help to Buy** to help over 130,000 more families with the deposit they need to buy their own home;
- Additional £2bn in **affordable housing** – taking the total affordable housing budget to almost £9bn;
- £2.5m cash boost to speed up the delivery of over 155,000 new homes in the proposed **garden towns** across England;
- £60m **Community Housing Fund** to help local authorities support more community-led projects;
- £25m **Planning Delivery Fund** to support local authorities in areas of high

housing need to plan for new homes and infrastructure; and
- £3m funding to support the delivery of the **14 garden villages**.

These headlines should be caveated as we cannot yet make any firm assumptions for many lines in the Budget that have not had business cases developed for them. We still do not know how some will be delivered – by who and how i.e. Social Rent Funding. In addition, the Land Funds require further clarity and a business case developed with the Ministry in order to determine how, where and when it will be spent. This will be made clear in time.

5. ACCELERATED CONSTRUCTION

The Autumn Statement committed **£2bn for Accelerated Construction** (an element of this is expected to be approved for the LA AC Programme). Local Authority AC work in the Leeds City Region area will be subject to further review and Homes England looks to work with successful Local Authorities to bring through sites under this programme.

Due diligence work has been undertaken to date on sites within the Leeds City Region for the Accelerated Construction: Local Authorities Expression of Interest.

This programme has been developed in response to the details contained with the EoI's received nationally. The process has involved:

- Seeking confirmation the LA owns the subject site – Completed for all Leeds City Region sites
- Homes England legal due diligence that could impede housing development, securing clarification responses from the LA – Completed for all Leeds City Region sites
- “Greenfield” viability appraisal to ascertain if the site is viable without “abnormal costs”. Sites failing this stage were not taken forward further – Completed for all Leeds City Region sites
- Desktop Technical Due Diligence to ascertain if there are “show stopper” constraints and generate estimated abnormal costs. – Completed for all Leeds City Region sites
- These Technical reports have been shared with the site owner for their information and comment – partially complete for Leeds City Region sites
- “Additionality” statements have been requested from the site owning Local Authorities to articulate the barriers that AC funding will overcome and the accelerated timescale and benefits that would come by bringing this site forward – Completed for all Leeds City Region sites
- All Leeds City Region schemes are in a position to progress to final appraisal by Homes England against VfM benchmarks for the Programme. These benchmarks are in the process of being finalised. The work to establish VfM benchmarks will inform the next stage of engagement with local authorities and the initial offer (grant) to support unlocking sites for housing

Homes England is grateful for the patience and responsiveness shown by Local Authority partners and the Combined Authority, in responding to these requests for information.

6. CURRENT YEAR INVESTMENT FORECAST

Below are updates on the larger Homes England land sites within Leeds City Region, totaling over 3,500 homes:

- **Wealston, Leeds:**

Wealston is a 7.7ha site adjacent to the operational Wealston prison site that was transferred to Homes England in June 2015. The site was broken into two phases including Phase 1 - a 1ha brownfield parcel of land and Phase 2 - the remaining Greenfield parcel.

Outline planning permission for 23 homes was granted on Phase 1 in June 2017 although the S106 is still to be agreed. The site was marketed to SMEs and Local RP's and we have subsequently entered into a conditional contract with Chartford Developments. They are intending to submit a revised planning application in the summer and hope to be able to increase the number of units to 30.

The Phase 2 land is included as a Phase 3 housing allocation for 142 homes in the Local Plan which Homes England understand is currently subject to further public consultation and further review in relation to NOAN. Homes England understands that this could result in some or all phase 3 sites not being allocated and that this could affect Wealston phase 2.

Homes England intends to market the site through the DPP3 in October 2018.

- **York Central:**

York Central is a 35ha brownfield site adjacent to the railway station in the centre of York. It is the Council's main strategic priority with the capability of delivering 2500 homes and approximately 100,000m² of commercial floor space. The site will also deliver a £50m extension to the National Railway Museum, improve connectivity to the city centre and deliver a new entrance to the station. Supported by both LEPs, the site is nationally significant in that it has been identified as one of three Vanguard Station Regeneration Projects, as well as a designated Housing Zone (May 2015) and an Enterprise Zone (November 2015). The proposed development of the site is being led by a Partnership that includes the City of York Council, Network Rail, the National Railway Museum and Homes England.

Homes England now owns 37.5% of the land in the project and is working with the partnership to develop proposals for an outline planning application for the site, with detail for access. This is currently being consulted on (see <http://www.yorkcentral.info/engagement/>) with a view to the application being submitted in August 2018. With the support of West Yorkshire Transport Fund the Council is leading on the delivery of the early infrastructure, with early engagement with contractors beginning imminently.

In addition the project has got through to the co-development stage of the Housing Infrastructure Fund, with a £57m bid submitted to deliver the majority of site infrastructure up front and creating developable plots.

The project was featured at the Leeds City Region MIPIM stand in March 2018 and Homes England intends to take the first two plots to market in October 2018.

- **Seacroft Hospital, Leeds**

Seacroft Hospital is a 24.6ha site situated in East Leeds acquired from the NHS. Homes England entered into an agreement for lease with Keepmoat and Strata in 2015 and work commenced on site in July 2016 on the first of two junction improvements onto the A64 and the first phase of 233 units. The first show homes opened in November 2016 and both Keepmoat and Strata are reporting exceptionally strong sales, 25 since November 2017.

Phase 2 of 270 units is due to start in 2019. The third and final phase is reserved for a new school and we (Homes England and Leeds City Council) are awaiting the next funding round from the Education & Skills Funding Agency which will secure approximately 7ha of the phase 3 land for a secondary school.

- **Tower Works**

Tower Works is a 1 ha site off Globe Road in Holbeck Leeds. In March 2017 Homes England entered into a Building Lease with Carillion Maple Oak Limited to deliver their planning approved scheme consisting of 160 homes and 12,000 sq m of commercial space.

In January 2018 Carillion Maple Oak Limited's parent company Carillion PLC went into administration. Although Carillion Maple Oak Limited remains as a trading company its ability to progress the development as originally planned has been impacted.

Homes England is currently working with Carillion Maple Oak Limited to identify the next course of action as determined by the terms of the legal agreement between the parties.

- **Wakefield / Halifax Magistrates Courts**

Both Magistrates Court are Grade II listed buildings and were transferred to Homes England from the Ministry of Justice in 2016.

Both sites are on the market with strong interest being shown. Offers are being sought on a subject to planning basis reflecting the listed status of both.

In relation to the Wakefield Court this is also included as part of a wider city centre regeneration scheme that is being marketed in parallel.

7. LIVE HOUSING PROGRAMMES

In total, **Homes England investment of over £36m** (caveat: subject to final accounts and not yet signed off as official Government figures) was made across

Leeds City Region in the 2017/18 financial year. These figures exclude Help to Buy, HIF and HBF investment detailed on later pages).

This includes delivery of **742 SOS and 670 completions within the SOAHP alone.**

As an overview, there are a number of live programmes where Homes England is managing, on behalf of government, funds that can all contribute, in different ways, to growth and place making.

a) Strategic Framework for Investment

Homes England has continued to work with Leeds City Region and developing Housing Associations to support a strategic conversation that explores new models of delivery and acceleration of housing growth. A Joint Venture comprising major developing Housing Associations with a combined stockholding of c 120,000 in Leeds City Region is proposed. These discussions are emerging as Homes England embarks upon a piece of work with MHCLG and National Housing Federation to understand how a new and different partnership with the Housing Association sector can support the Government ambition for increased supply at scale and pace. Examples in other parts of the country of Housing Deals on a Combined Authority geography offer Homes England the opportunity to examine how we work with the sector, and what new delivery models or innovative/different approaches to delivery can accelerate development, manage risk and provide certainty the sector needs to leverage further investment and compete in the land market.

In Leeds City Region, there is clearly an opportunity to promote and offer strategic leadership to a plan for housing growth underpinned by the investment in HS2 and the positive impacts of this on the wider Leeds City Region geography. Ensuring that the housing offer keeps pace with and facilitates economic growth both in the urban core of Leeds and along key transport corridors to the peripheral towns will offer a coherent message to the market about the opportunity in the Leeds City Region. Housing Associations have the potential to be significant partners in this plan, delivering a mix of tenures, and they bring with them considerable investment potential, as well as a track record of investing in communities and places in Leeds City Region for the long term. Homes England will continue to support these conversations, and seek to understand how our land, assets, expertise and investment can be deployed to deliver on the ambition to build more new homes.

b) Shared Ownership and Affordable Housing 2016-21 (as of April 18)

Funding through the Shared Ownership and Affordable Homes Programme 2016 to 2021 (SOAHP) was announced in January 2017. Since then a large number of allocations have successfully been made through the CME process. A breakdown of the SOAHP and other legacy programmes (including AHP 15/18) is as follows:

Actual SOS Units 2015/16	Actual SOS Units 2016/17	Actual SOS Units 2017/18	Actual SOS Units 2018/19	Forecast SOS Units 2018/19	Forecast SOS Units 2019/20	Forecast SOS Units 2020/21	Forecast SOS Units 2021/22
389	624	742	0	975	836	373	0
Actual Completions 2015/16	Actual Completions 2016/17	Actual Completions 2017/18	Actual Completions 2018/19	Forecast Completions 2018/19	Forecast Completions 2019/20	Forecast Completions 2020/21	Forecast Completions 2021/22
472	767	670	18	574	1,021	1,323	343
Actual Spend 2015/16	Actual Spend 2016/17	Actual Spend 2017/18	Actual Spend 2018/19	Forecast Spend 2018/19	Forecast Spend 2019/20	Forecast Spend 2020/21	Forecast Spend 2021/22
£ 9,769,211	£ 16,166,721	£30,099,458	£ 357,500	£24,403,808	£27,168,211	£ 24,506,184	£ 7,107,500

Please note that the outturn figures for expenditure and units for 17/18 are still to be quantified and are not confirmed as exact outturn position.

An additional £2bn in affordable housing funding was announced at the Autumn 17 Budget taking the total **affordable housing budget to almost £9bn**. Access to this funding is now available on a continuous market engagement basis.

c) Land Investment

In 17/18 Homes England invested **£6,794,340** in developments across Leeds City Region. In 18/19 we forecast spend across Leeds City Region of **£2,017,696** (subject to approval). A breakdown of the Land Investment past, 17/18 and future years is as follows (with Craven, Selby, Kirklees and Harrogate currently having no 17/18 or future years land spend):

WAKEFIELD			
	Approved	Unapproved	TOTAL
Historic	66,665,162		66,665,162
17/18	93,861		93,861
18/19	79,835		79,835
19/20	200		200
20/21			
FY			0
TOTAL	66,839,058	0	66,839,058

LEEDS			
	Approved	Unapproved	TOTAL
Historic	95,927,011		95,927,011
17/18	285,588		285,588
18/19	385,828	12,387	398,215
19/20	34,934		34,934
20/21	-65,943		
FY	185,508		185,508
TOTAL	96,752,926	12,387	96,765,313

CALDERDALE			
	Approved	Unapproved	TOTAL
Historic	2,358,885		2,358,885
17/18	94,767		94,767
18/19	192,889		192,889
19/20			0
20/21			
FY	22,631		22,631
TOTAL	2,669,172	0	2,669,172

BRADFORD			
	Approved	Unapproved	TOTAL
Historic	24,720,175		24,720,175
17/18	1,230		1,230
18/19			0
19/20			0
20/21			
FY			0
TOTAL	24,721,405	0	24,721,405

YORK			
	Approved	Unapproved	TOTAL
Historic	27,499,721		27,499,721
17/18	6,318,894		6,318,894
18/19	46,757	1,300,000	1,346,757
19/20	2,696,232	4,000,000	6,696,232
20/21	10,000		
FY			0
TOTAL	36,571,604	5,300,000	41,871,604

d) Housing Zones

The Housing Zones (HZ) Programme seeks to accelerate development of large sites through a combination of Homes England offers, including strategic planning support, capacity funding and recoverable investment.

Aire River Growth Corridor:

Over the last year Homes England has been heavily involved in three key areas primarily as a critical friend, enabler and facilitator to provide strategic direction to deliver c. 4500 homes in the Aire River (sometimes known as Castleford) Housing Zone.

1. **Overall Framework Masterplan and Delivery Plan** – the formative part of the work is done and consultation ended in mid-Feb' 18. An initial delivery plan was discussed and formed the part of the overall consultation process with potential phasing options.

See link (of the draft consultation document) [here](#).

Homes England Role: We have advised on the overall strategic approach to create a clear, concise summary of aspirations within the framework document, and provided help and guidance on consultation. Overall our focus has been to develop a case for good quality outcomes (fixing the design principles and embedding flexibility for long term) and a scheme that is deliverable. As a part of the development of the framework masterplan, viability was tested on individual sites as well as a financial masterplan for a long term – this will need to be refreshed further in coming months.

2. We were pleased to **support the Local Partnerships review of the project to date**. Key summary to highlight:

“The Review team finds that the Castleford Housing Zone team has established a strong base for a successful project, demonstrated by delivery of significant

numbers of new homes, across multiple sites, complemented by activity on smaller, infill sites not allocated in the Housing Zone.

The project team is knowledgeable and committed, well supported by the executive and political leadership of the council. Stakeholders overwhelmingly expressed admiration for the work of the council, both by it being keen to attract new development and in its success in supporting delivery across a range of complex sites.”

Homes England Role: We have advised the council on various elements including governance, action plan and management of risks and perception. An action plan also forms the part of the Local Partnerships report.

3. We have had some limited involvement in **the C6 site** which is currently in planning with an imminent outcome to facilitate development of the scheme particulars. There has been historic involvement in this particular site through LSIF. Nearby site Navigation Point is funded by Homes England and forms part of the Housing Zone.

Homes England Role: Give independent advice and positive challenge

York Central:

The York Central Housing Zone has been described in detail above.

Homes England Role: Capacity funding through the Housing Zone programme has contributed to the creation of a project team and development of the masterplan. Due to the strategic priority of the scheme Homes England have sought a stake in the project through acquiring land and have also contributed resource to the project, seconding a member of staff to be the York Central Project Manager and also providing specialist planning support.

d) Housing Infrastructure Funding (as of April 18)

HIF Marginal Viability:

The successful HIF Marginal Viability bids were announced in February 2018. These are now progressing through funding clarification before the award of HIF funding. Those in the Leeds City Region area are:

Scheme Name	Local Authority	HIF Funding	Gross homes	Gross homes by 2022
Infrastructure for Growth at City Fields, Wakefield	Wakefield	£1.6m	1,441	391
Olympia Park, Selby	Selby	£8.9m	1,543	230
Land East of Otley	Leeds	£6.3m	567	200
Roundhay Road / Leopold Street	Leeds	£1.0m	63	63
Seasons Phase 3	Barnsley	£2.2m	311	60

HIF Forward Funding:

Announcements were made in March 2018 of those areas which have been successful in reaching the next stage of their application for HIF funding. Successful authorities will soon be entering the 6 month co-development stage, with the aim of producing a robust business case for HIF investment. Homes England and MHCLG representatives will be working closely with York Council and the West Yorkshire Combined Authority to support them to deliver their business case, and to hopefully be successful in gaining HIF funding for projects in their areas. Once HIF funding is allocated, further support will be provided to ensure that these regionally important schemes are delivered.

e) Home Building Fund – HBF (as of March 18)

Since the launch of the HBF, approximately 2,679 Expressions of Interest have been received of which **105 have been in Local Authorities across the Leeds City Region.**

In total there have been 105 initial enquiries through the HBF portal; 17 enquiries are on hold and 59 of the enquiries will not progress (this can be for a variety of reasons).

Since 2016 **£26,145,452 from the Short Term HBF has been contracted to deliver 534 units** across Wakefield, Bradford, Kirklees, Leeds, Barnsley and Harrogate.

The Homes England Investment Team is currently assessing both Long and Short Term Fund applications amounting to over £21m, and if approved will deliver over 1,500 units in Leeds City Region.

8. CONCLUDING REMARKS – FUTURE PARTNERSHIP WORKING

This paper demonstrates the nature and scale of Homes England’s investment and engagement in Leeds City Region and our support for strategies to promote housing delivery and growth. Homes England is tasked with intervening in the housing market to help build an additional 300,000 homes per year, by the mid-2020s.

In a national context of housing deals, place based interventions and new ways of doing business with our partners, there is now an opportunity for Homes England and its partners to develop new and different approaches to investment and partnership, to achieve the acceleration of housing supply. In Leeds City Region the key opportunity of HS2 investment provides a stage upon which to make a case for housing investment and a new type of investment partnership to distribute positive impacts widely throughout the City Region. Housing Associations, alongside other delivery partners, have a role to play in using their considerable capacity to increase delivery at scale and pace.

Homes England looks forward to playing a key role in shaping these plans in future, and contributing our investment, capacity, skills and assets to this shared endeavour.

April 2018

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Report to: Land and Assets Panel

Date: 20 April 2018

Subject: **West Yorkshire Textile Mills - Feasibility and Investment Framework**

Director(s): Liz Hunter, Interim Director of Policy and Strategy

Author(s): Rob Hignett

1 Purpose of this report

- 1.1 To update the Land and Assets Panel on next steps in relation to the completed Cushman and Wakefield (C&W) West Yorkshire Textile Mills Feasibility and Investment Framework.

2 Information

- 2.1 An update report was provided for the Land and Assets Panel on the C&W report on 5 January 2018. The report was completed on 7 February 2018 and has now been accepted by the main funder Historic England.
- 2.2 The 7 February 2018 final report identified intervention options and the anticipated level of investment required to unlock each of the 10 original sample textile mill sites. The report also recommended the establishment of a shared Mills Working Group (MWG) to look at the wider issues across the region.
- 2.3 The report recommended that the MWG is to comprise of members of the five partner councils, Homes England, Historic England and West Yorkshire Combined Authority. The C&W report recognised that the appropriate resource / capacity needed to be facilitated to enable this to happen, a draft terms of reference for the group was also compiled is attached to the final C&W report at appendix 6 of the report.
- 2.3 Discussion on the resources and expertise required to establish an effective MWG have taken place between Combined Authority officers and Trevor Mitchel and Deborah Wall of Historic England.

- 2.4 The following draft proposal has been compiled in principal with Historic England.

Historic England

- A dedicated project manager from the Heritage at Risk Team is to act as the lead officer, working with the Local Authorities, the Combined Authority, Homes England and mill owners.
- Bringing mills project experience to the MWG.
- Developing a criteria for assessing priority mills and mechanisms required to bring mills back into use.
- Initially assessing potential mills requiring support and types of support required.

Combined Authority

- Coordinate and facilitate the MWG meetings.
- To bring projects that are relevant and deliverable into the Combined Authority pipeline as part of wider area regeneration initiatives.
- Ensure alignment with relevant strategies and investment plans of the Combined Authority.
- Support liaison with our partner councils, Historic England and Homes England.

Local Authority

- Identify officer with appropriate skills to lead for each.
- Ensure alignment with relevant local authority strategies and align support from relevant departments.
- Support the planning process where required.

Homes England

- Ensure proactive alignment with relevant funding sources.
- Commit staff resources to the MWG.
- Support inclusion on the Leeds City Region Strategic Sites Pipeline where appropriate.

General principles

- Draft terms of reference to be agreed.
- Chair of the group to be identified.
- To work proactively with mill owners.
- 6 month review of the effectiveness / value of the MWG.

3 Financial Implications

- 3.1 There are no financial implications directly arising from this report at this time.

4 Legal Implications

- 4.1 There are no legal implications directly arising from this report at this time.

5 Staffing Implications

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

6 External Consultees

6.1 No external consultations have been undertaken.

7 Recommendations

7.1 That the offer of a dedicated resource from Historic England is accepted

7.2 That the Mills Working Group (MWG) is established to be coordinated by the Combined Authority and support sought from and to include input of the local authorities and Homes England.

8 Background Documents

None

9 Appendices

Appendix 1 – West Yorkshire Textile Mills – Feasibility and Investment Framework (7 February 2018)

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West Yorkshire Textile Mills Feasibility & Investment Framework

WEST YORKSHIRE COMBINED AUTHORITY

7 February 2018

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Disclaimer

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Version	Prepared by	Approved by	Date
Final report	Stephanie Hiscott MRICS	Stephen Miles MRICS MRTPI	2 February 2018

1.0 Background

Textile mills – the scale of the opportunity

- 1.1 The Leeds City Region (LCR) local authorities, Leeds City Region Enterprise Partnership (the LEP) and West Yorkshire Combined Authority (WYCA) share a combined ambition to maximise economic growth, job creation and housing growth. The LCR Strategic Economic Plan supports these ambitions by including (Priority 4) Infrastructure for Growth including Urban Growth Centres and Housing Growth ambitions as a priority.
- 1.2 The opportunity presented by the reuse of vacant and underused textile mills in West Yorkshire is substantial:
 - Repurposing mills aligns with current policy objectives for the public sector given the collective pursuit of growth at the various tiers of Governance and the reinforced importance of efficient re use of brownfield land.
 - Identifying new uses and investing in vacant or under used textile mills enables important heritage assets to be safeguarded and acts as catalyst for the regeneration and place making of local areas.
 - Textile mills are attractive to both residential and commercial occupiers and therefore, creating new floor space in textile mills also has significant commercial benefits.
 - Repurposing textile mills can bring fiscal benefits to local areas. An empty listed building is exempt from paying business rates but an occupied one is not. Therefore there is an immediate fiscal benefit to local authorities bringing mills back into use. There is similar benefit for residential schemes in respect of Council Tax and New Homes Bonus.
- 1.3 There are examples of best practice precedents of mill regeneration across the city region and nationally, that demonstrate the potential of these assets to create significant residential, commercial, health and educational use. Moreover, there has been a noticeable upturn in investor and developer appetite for mill redevelopment projects as demonstrated by increased planning activity.
- 1.4 Historic England estimate that there are approximately 1,350 vacant or underused mill buildings throughout the West Riding of Yorkshire and these mills have the capacity to generate approximately:
 - 150,000 jobs (equivalent to £6.4bn gross added value)
 - and / or 27,000 homes
- 1.5 There is therefore a huge opportunity to support economic growth across West Yorkshire by repurposing textile mills; however there is a critical need for public sector facilitation in order to deliver this.
- 1.6 Heritage assets, especially those that are listed, face a number of challenges as a result of constraints affecting the feasibility and costs of modernisation. It is also the case that a number of mills are located in weaker market areas where investor and occupier demand for housing and or employment development may be subdued. They are complex projects and the risk profile of a typical mill scheme does not readily fit the mainstream developer's model. However securing the economic functionality and the repurposing of redundant mills will be necessary to ensure their conservation.
- 1.7 WYCA has commissioned Cushman & Wakefield to prepare a Feasibility and Investment framework for a number of priority mill sites in West Yorkshire. Two priority mill sites have been identified by each of the five West Yorkshire local authorities as identified in Table 1.1.

Table 1.1: Priority textile mills in West Yorkshire

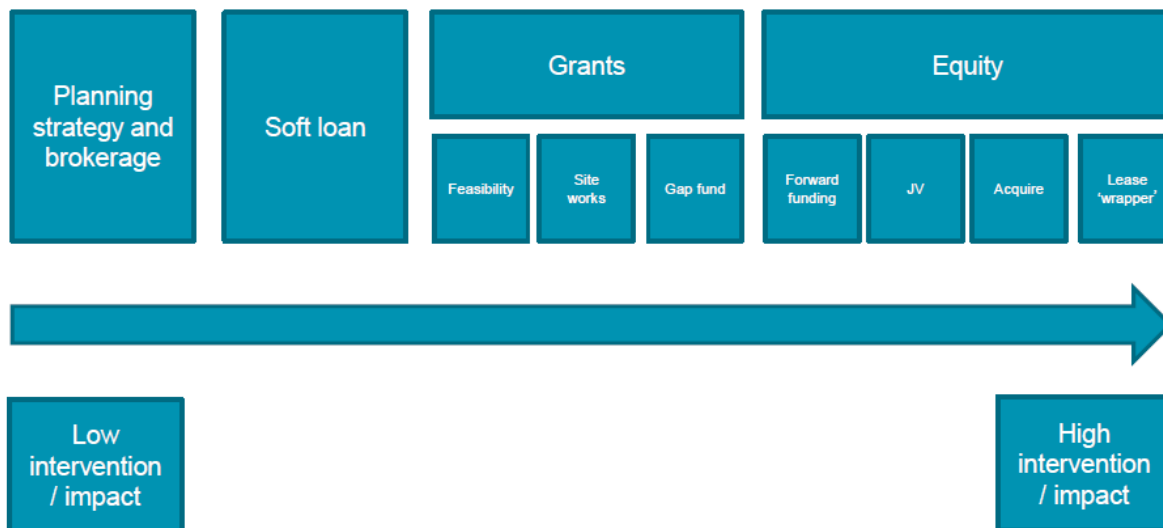
Local Authority	Priority Mill	Ownership
Bradford	<ul style="list-style-type: none"> • Conditioning House • Laconia Building 	<ul style="list-style-type: none"> • Priestley Developments • Lucero Holdings
Calderdale	<ul style="list-style-type: none"> • Shaw Lodge Mill • Rawson’s Mill / Old lane Mill 	<ul style="list-style-type: none"> • The Lowry Partnership • Rawson’s Mill Developments
Kirklees	<ul style="list-style-type: none"> • Bank Bottom Mill • New Mills 	<ul style="list-style-type: none"> • Crowther Family • Crowther Family
Leeds	<ul style="list-style-type: none"> • Abbey Mills • Stonebridge Mills. 	<ul style="list-style-type: none"> • Leeds City Council • Rushbond Plc
Wakefield	<ul style="list-style-type: none"> • Rutland Mills • Queens Mill (Castleford) 	<ul style="list-style-type: none"> • Wakefield Council • Castleford Heritage Trust

- 1.8 This report identifies the type of intervention, and the resource and investment required to bring these buildings back into productive use. It also makes recommendations on the scope of a strategy and investment programme to progress the mill repurposing agenda at West Yorkshire level.
- 1.9 We have structured our report into four sections. Following this introduction, we set out the range of intervention options available in repurposing textile mills. In section three, we recommend an intervention option and investment strategy for each of the ten priority mills. In section four we set out our conclusions and recommendations for action. We provide a detailed analysis of each of the priority mill sites in Appendices 1 - 5 for the five local authority areas Bradford, Calderdale, Kirklees, Leeds and Wakefield respectively.

2.0 Intervention Options

2.1 Due to the fact that the individual needs of mills vary from site to site, there are a range of intervention options ranging from “low intervention / impact” to “high intervention / impact” as illustrated by Figure 2.1.

Figure 2.1: Intervention options for repurposing textile mills



Planning strategy and brokerage

2.2 The planning process is perceived as a risk for buildings of historic significance because of the general desire of the planning process to conserve historic assets and the uncertainties regarding what level of change or even loss may be considered acceptable by local authorities and Historic England. For the majority of schemes, establishing a supportive planning strategy is a critical element in enabling delivery. For some developments, we consider it will represent the difference between a scheme happening or not. Key elements of this will include:

- Flexibility – flexibility is key and the willingness of local planning authorities to work collaboratively with applicants to determine a suitable and viable scheme, accepting the necessity of compromise where the partial loss of historic significance is essential to secure the economic sustainability of the property and optimum viable use.
- Rigorous application of principles of ‘constructive conservation’ – constructive conservation should be interpreted as the willingness of local planning authorities to positively consider change, modification and sometimes even partial loss of historic significance in exchange for guaranteeing the economic and functional sustainability of the asset.
- Taking a collaborative approach across the Council – working collaboratively across the Council to ensure there is an over-arching joined up corporate approach which informs the input from across various specialisms such as planning, highways, drainage and regeneration.
- Applying the ‘presumption in favour of’ development – experience has shown that getting disused mill buildings occupied is critical to their future economic sustainability. Therefore there should be a positive and proactive stance taken by local planning authorities to support proposals that would bring such buildings back into use.
- Creation of planning briefs or Local Development Orders (LDOs) – LDOs create certainty and clarity over the standards required in the redevelopment of any mill projects, including being clear

on the aspects of historic significance.

- Consideration of enabling development – enabling development effectively means allowing development that is judged would cause some harm to the heritage value of the asset where it would create proceeds that could be used to cross fund/subsidise the financial deficit of a mill conversion scheme.
- Historic England offers Enhanced Advisory Services - Enhanced Advisory Services help speed up projects and reduce risk through extended pre-application advice. The first round of advice from Historic England is offered free of charge, and further engagement is on a cost-recovery basis.

Loan finance

- 2.3 The restrictions on lending for speculative development projects is a constraint that particularly affects mill projects given the risk profile of such schemes; and also due to the fact that many of the promoters of such projects are smaller niche developers who mainstream lenders perceive to be high risk. Track record is generally a key pre requisite for lenders to commit funding to schemes and many of the small scale developers struggle to demonstrate adequately their credentials in this regard.
- 2.4 A key issue for mill projects that needs to be overcome, is the large capital outlay required at the outset of the development programme for enabling works together with the prolonged timescales for repayment / recovery of debt.
- 2.5 The provision of flexible loans is one solution to this problem. In this scenarios, the public sector is able to provide loans where repayments can be deferred, and linked to the receipt of income from sales rather than to any fixed repayment timescales. Homes England's Home Building Fund is an established fund which has great potential to be used to support textile mill reuse projects which deliver housing. Two recent historic building reuse projects in Bradford City Centre have benefited from these loans and thereby enabled the delivery of a large number of new residential units. The schemes, on Canal Road and Manor Row respectively, delivered 150 residential units.

Grants

- 2.6 Grants are perhaps the most readily understood and historically most widely used mechanism for public sector led assistance on regeneration projects. Whilst the availability of 'grant' per se has been more restricted in recent times of public sector austerity there remain a number of opportunities for using grants on mill projects from sources such as Heritage Enterprise, Local Growth Fund and EU funding.
- Grants for feasibility work – mill owners and developers can be reluctant to invest money where there are so many risks; and as a result critical site investigations or feasibility studies are not carried out. By providing finance for such due diligence, this can allow a greater level of certainty to be established and determine the route for delivery. A recent example of such an approach is by Leeds Council who paid for a technical study to be produced in respect of Hunslet Mill. The results of which helped to validate a developer's interest in the property and at the time of this report's publication the scheme is underway with sales of the first phases having been completed.
 - Grants for site works and infrastructure – For many mill sites, there is a need for site enabling works and infrastructure. Many mill sites require flood attenuation works given their location alongside water courses. Where funding can be drawn into such projects it can have a beneficial impact in reducing overall development costs and enhancing prospects for viability.
 - Grants for gap funding refurbishment schemes – Grants to bridge the difference between costs

and end sale values can address the viability deficit which exists on certain projects and facilitate redevelopment. Gap funding is controversial because of issues relating to State Aid and the perception that public money is being used to support developer's profit. Gap funding may not be adequate to incentivise a developer to take on all projects where there remains significant occupier risk. We consider that there is a case for gap funding in certain circumstances where there is proven occupier demand and the financial deficit is related to abnormal costs as distinct from weak market demand. However, wherever used, there should be suitable mechanisms put in place for clawback and overage to ensure value for money and state aid compliance. Heritage Enterprise specifically focuses on grants to plug the 'conservation deficit' on redevelopment schemes.

Equity

2.7 Equity can be invested into projects to facilitate delivery and can take a variety of forms. Where for example the public sector invests equity into a development scheme it is taking on a greater burden of risk than it has been exposed to on traditional methods of public sector support; effectively it is stepping into either the investor's or developer's role. The degree of risk can be limited by the amount of equity and the way it is invested. In the case of the textile mills examined in this report we consider there are a number of options for consideration:

- Forward funding – where a public sector agency acts as funder of a scheme essentially committing its capital to acquire the property at some point usually shortly after practical completion. A funding agreement would typically be entered into with a developer, with the terms of the agreement negotiated according to individual circumstances. The investment risk depends on the degree to which the property scheme is pre let or pre sold and the terms on which such agreements are made.
- Joint venture – where the public sector invests its equity alongside another equity partner, which could be an investor or developer. The public sector is essentially sharing the cost requirements, the risk and the returns from the investment. A local authority could enter into such a collaboration with a commercial partner in relation to a single scheme or multiple schemes and either partners' contribution could be in the form of land / asset, as well as / instead of, capital. This could work particularly where a local authority owns a redundant textile mill and enters into an agreement with a developer with the existing value of the property representing its equity contribution. Alternatively, a local authority could enter into an arrangement with a commercial partner with a view to acquiring and refurbishing single or multiple mill projects.
- Acquisition and Direct development – arguably the most comprehensive means of intervention is to directly deliver a mill regeneration scheme. This could involve the acquisition of the mill interest (by compulsory means in a radical scenario), the preparation of designs, securing planning permission, letting the building contract and leasing/sale of the refurbished floor space. Whilst this approach appears radical there are variants which could limit the public sector's risk exposure such as progressing only to the planning stage prior to exiting via sale / development agreement to commercial partner. Additionally, a local authority could appoint a developer on a development management role to 'buy-in' commercial expertise and limit the development risk.
- Head lease – where a public sector body is willing to enter into a long term head-lease with a developer, this can provide an alternative means of overcoming viability pressures. Annuity leases and income strip style leases with minimum terms of 20 years have become increasingly popular with developers as a result of the local authorities' strong covenant strength creating substantial investment values and investor appetite. This sort of lease arrangement can be used to either generate the capital to overcome high abnormal mill refurbishment costs and / or

effectively translated into a low rental charge to the local authority. In this scenario, the holding risk remains with the local authority and such schemes are normally predicated on either the public sector accommodating the floor space, or being able to sub-let the floor space to occupiers and achieve a profit rent.

3.0 Intervention Strategy Options

3.1 Having inspected each of the priority mill sites, and through our discussions with their owners, developers, and the local authorities, we have identified potential intervention strategies and options to enable the reuse of the mills to be delivered.

- Conditioning House, Bradford - The developer has advised that the development proposals cannot viably support affordable housing and the scheme is marginally viable. The developer is currently engaged in discussions with the Local Planning Authority regarding on site affordable housing provision and Section 106 contributions. The developer has advised that support for enabling works would assist in expediting capital works and in mitigating delivery risk. In addition, £5m debt funding on a soft loan basis for construction works would be beneficial; as the debt funding for this project is yet to be secured.
- Laconia Buildings, Bradford – New Mason Properties has an option to deliver the development proposals and is in the process of trying to bring forward a 155 unit residential scheme. The developer has identified a £2.7m gap funding requirement for the project. The planning permission is also subject to a Section 106 Agreement which will need to be agreed with the Local Planning Authority. A soft loan would assist in bringing this project forward however given the stated viability gap this is not likely on its own to enable delivery. An alternative mechanism would be for the local authority to step in as an investor reducing both profit and finance costs and thus enhancing viability.
- Shaw Lodge Mills, Halifax, Calderdale – Undertaking a feasibility study and preparing a project brief for the remaining mill buildings and adjacent land at Shaw Lodge Mills would provide a strategy for repurposing the remaining floor space and create new floor space on the adjacent land. This could provide additional employment and housing opportunities for Halifax.
- Rawson’s Mill, Halifax, Calderdale – The owner is looking to sell this site which has an expired planning consent for residential use. Direct public sector engagement and investment is considered to be necessary for this scheme, alongside a planning strategy facilitating enabling development. This may include serving an Urgent Works Notice under the provisions of s54 of the Listed Buildings Act in order to safeguard the fabric of the property.
- Bank Bottom and New Mill, Marsden, Kirklees - Given the proximity of Bank Bottom Mills to New Mills, Marsden, we suggest that the redevelopment proposals be considered holistically. There are merits in preparing a feasibility study for the subject site and a project brief. This should include a building and structural survey as well as a market report to determine a sustainable mix of end uses for the site. Due to the complexity of both Bank Bottom Mills and New Mills existing on sloping sites with varying levels of access and passage through the buildings, it may be advisable to include a BIM survey / model within a feasibility study. Providing financial support towards the cost of undertaking due diligence and preparing a detailed feasibility study and project brief would assist in bringing forward this project. We would also recommend brokerage support with the Local Authority to assist in bringing forward this challenging site.
- Abbey Mill, Kirkstall, Leeds - As a council owned property, Abbey Mill offers the opportunity for the council to deliver a mill repurposing project through a development agreement or by entering into some form of joint venture arrangement to facilitate delivery. A number of technical studies

are required to assist in determining project feasibility and to identify potential costs. Such due diligence will mitigate risk and facilitate project delivery.

- Stonebridge Mills, Wortley, Leeds – Rushbond plc is engaged in pre-planning application discussions with the local planning authority. Given the abnormal costs associated with the development, Rushbond have indicated that it is unlikely that they will be able to deliver affordable housing on site in line with the Local Plan policy requirements. In this respect, a flexible approach to planning is likely to be required to enable this site to be redeveloped.
- Rutland Mill, Wakefield - The scale of the mill and various constraints will necessitate a level of public sector assistance. Although the purchaser is understood to be well funded there remains uncertainty regarding the timescales for delivery and public sector assistance through partial risk sharing could accelerate delivery and optimise the quality of the project. Public sector assistance of £1.5m to undertake a review and update of the 2006 whole site flood mitigation strategy; as well as funding towards abnormal costs would help de-risk the project and accelerate delivery.
- Queens Mill, Castleford, Wakefield - The Trust have ambitious proposals for Queens Mill which are fully supported by the local community, local authority and local members. They do need support in securing the necessary funding to deliver the scheme. Their local connections, charitable status and entrepreneurship has enabled them to benefit from concessionary rates, support from local tradespeople to deliver work on the site to date and they are driven to secure value for money in the delivery of the scheme. However, the Trust would benefit from £700,500 grant funding which would secure the necessary outstanding funding to deliver the scheme. The capital works could be delivered in 2018 and 2019. Alternatively, a soft loan facility may assist in delivering the project should the waterwheel be effective in generating a revenue stream for the Trust.

3.2 A summary of the investment requirements and indicative delivery timescales is provided in Table 3.1. It should be noted that any offer of grant or financial support (through a soft loan facility) should be subject to viability assessment and appropriate due diligence.

Table 3.1: Summary of intervention requirements for West Yorkshire Mills

Mill	Ownership	Type of intervention required	Investment required	Outputs / outcomes	Timescales
Conditioning House, Bradford	Private	Planning strategy and brokerage and investment.	Financial support for enabling works and £5m loan	133 homes 1350 sq m office space 113 new jobs	Investment required Q1 2018 for enabling works
Laconia Buildings, Bradford	Private	Soft loan for enabling works to stabilise the building and undertake additional feasibility.	£2.7m gap funding.	155 homes	2018 / 2019
Shaw Lodge Mills, Calderdale	Private	Feasibility and project brief	£100,000	208 jobs	Q1 / Q2 2018
Rawson's Mill, Calderdale	Private	Brokerage with owner. Potential for LA to acquire site or take enforcement action.	£3m asking price	136 homes	2018 +
Rutland Mill, Wakefield	Wakefield Metropolitan District Council	Review and update of 2006 whole site flood strategy and financial support towards abnormal costs.	£1.5m for abnormal costs including SUDS, flood defences, site remediation and utilities.	800 jobs	2018
Queens Mill, Wakefield	Charitable Trust	Grant funding for capital works or recoverable investment.	£700,500	17 jobs, heritage visitor hub, community facility, skills training	£540,500 in 2018 £160,000 in 2019
Bank Bottom Mill, Kirklees	Private	Mill sites to be considered holistically. Brokerage with landowner. Feasibility study and project brief.	£100,000	1,492 jobs or 275 homes	2018
New Mill, Kirklees	Private			1,672 jobs or 309 homes	2018
Abbey Mill, Leeds	Leeds City Council	Due diligence – building condition survey, FRA, Access Statement.	£100,000	486 jobs or 90 homes	2018
Stonebridge Mills, Leeds	Private	Planning strategy and brokerage.	n/a	125 homes	2017 / 2018

4.0 Conclusions and recommendations

- 4.1 This study has identified intervention options and the anticipated level of investment required to unlock each of the ten priority textile mill sites.
- 4.2 The public sector has an important role in helping to drive forward the regeneration process of the mills. The following recommendations are made to public sector partners:
- 4.3 A partnership should be established (West Yorkshire Mills Redevelopment Working Group (MRG)) to coordinate the delivery process. This should comprise a representative from each of the five West Yorkshire local authorities, WYCA, Homes England, and Historic England. We recommend the identification of a dedicated project manager, to lead and coordinate the mills investment programme. The responsibilities would include convening the MRG and working with the local authorities and other stakeholders to identify funding which can deliver the mill projects. It is recognised that appropriate resource/capacity needs to be identified to facilitate this. If the agencies do not currently have the capacity to resource from existing staff, additional funding may be required. A draft Terms of Reference for the MRG is set out at Appendix 6 of this report.
- 4.4 For each member of the MRG, we set out key roles and responsibilities:

Local Authorities

- Identify an officer with the appropriate skills and experience as the lead for the brokerage and development of strategies and business cases for mill regeneration projects within their administrative areas.
- Apply powers and resources to align with intervention needs of priority schemes.
- Champion the schemes within the authority, aligning the support of the necessary departments within the authority and secure member support for delivery, supporting the planning process.

Regional / WYCA

- Establish and administer MRG including hosting regular meetings, preparing and sharing agenda before meetings and recording actions.
- Coordinate the development and implementation of a mills investment strategy.
- Identify means of integrating Mills Investment Strategy into policy through refresh of the Strategic Economic Plan and/or other policy documents.
- Seek opportunities to align WYCA funding with Mills Investment Strategy.

Homes England

- Ensure proactive alignment of Homes England funding sources with identified schemes within Mills Investment Strategy.
- Commit staff resource to the development / implementation of Mills Investment Strategy (including attendance at MRG).

Historic England

- Participate in and support MRG.

- To seek opportunities for additional resource to support development of feasibility and delivery plans
- Provide advice on constructive conservation requirements as part of development / business case of schemes.

4.5 As a further consideration it is recommended that partners explore the potential for broadening the programme to enable new prospects to come into the programme where they offer good opportunities for repurposing that aligns with objectives. Consideration to widening the geographical coverage to include Leeds City Region authorities (in addition to West Yorkshire authorities) and broadening the scope to include other buildings of industrial heritage merit as well as textile mills.

Appendix 1 Bradford priority mills

Conditioning House, Bradford



Site address	Conditioning House, Cape Street, Bradford West Yorkshire, BD1 4RP	
Site ownership	The freehold interest in the property is held by Priestley Developments.	
Site area and Building Size	0.55 hectares (1.36 acres)	13,344 sq m (143,633 sq ft) GIA
Listed status	Grade II listed	
Existing use / Occupiers	The property is currently vacant	
Historic significance	Conditioning House was built by the Bradford Corporation after a special act of parliament. The property was used to quality check and control the moisture content of textiles by means of laboratory examination and certify their true weight and length. It was the only property of its kind in England. The purpose built building was designed by F Wild. The structure was erected over four-storeys and basement around three sides of an open court and opened in 1902.	
Use potential	Since its closure in the late 1980's previous owners have struggled to repurpose the property. Proposals for alternative uses have included both commercial and residential uses and indeed the property has potential for residential and commercial use.	
Dwelling capacity (assumed 65 sq m per unit)	164 unit dwelling capacity (This assumes the whole property of 13,344 sq m gross internal area, netted back by 20% to arrive at a net internal area of 10,675 sq m, is converted to residential).	

Employment capacity (assumed 12 sq m per worker)	<p>889 jobs employment capacity</p> <p>(This assumes the whole property of 13,344 sq m gross internal area, netted back by 20% to arrive at a net internal area of 10,675 sq m, is converted to office space).</p>
Redevelopment proposals	<p>Priestley Developments have submitted a planning application (reference 17/04699/MAF) for a mixed use development and associated external works. Priestly Developments advise that the planning application is anticipated to be determined in January 2018 and that work will commence on site shortly thereafter. The applicant is currently negotiating the affordable housing / section 106 requirements that will be delivered by the development.</p> <p>The proposed development comprises the conversion of the existing building to provide managed office space, a café, gymnasium and residential apartment accommodation. The office and café units are to be provided at ground floor level with the gymnasium formed within the lower ground floor of the eastern building block. Apartment accommodation will provide 133 one and two bedroom units on each floor served by a broadly central communal corridor. Internally existing exposed columns will be retained and existing stair wells utilised. No substantial new build is proposed although new entrance platforms and lobbies will be formed within the internal courtyard and new stepped accesses formed to the northern facades of the two long ranged warehouse blocks.</p> <p>Priestley Developments are a local firm who employ local people in the construction of their developments. It is envisaged that circa 100 people will be employed to deliver the proposals for Conditioning House, with a further 500 people employed through the supply chain.</p> <p>Approximately three months of enabling works are required ahead of commencement of the redevelopment proposals. This includes making the property safe, removing asbestos, stone masonry work, repairing joists and undertaking repairs to the roof.</p> <p>Priestley Developments are delivering Grade A office space at Conditioning House as they see this as a gap in the market in Bradford.</p> <p>They also propose 133 apartments of which 81 units will be 1 bed units and 52 will be two bed units. Due to the fact Conditioning House is a deep mill building, the units will be 800 – 1700 sq ft (two bed units) and 750 – 1,000 sq ft (one bed units).</p>
Planning status	<p>Planning application reference 17/04699/MAF Conversion of building to residential, commercial and cafe use including associated external works. Conditioning House Cape Street Bradford West Yorkshire.</p> <p>The application provides for:</p> <ul style="list-style-type: none"> • 1,350 sq m managed office space • 89 sq m café • 675 sq m gymnasium • 133 apartments
Site constraints / abnormalities	<p>Priestley Developments has undertaken due diligence for the site and is aware that the enabling works will be required before the development can commence.</p> <p>Building Condition:</p> <p>The roof is in poor condition, there are numerous defective areas open to the elements.</p>

	<p>The original timber lath and plaster are in a poor condition. Timber joists (truss) appear to be in a fairly sound condition. Frosted glass is present in windows on the fourth floor and on third floors. Most windows on the other floors are missing. Window frames have been boarded up.</p> <p>Asbestos is present on site and is in the process of being removed. There are large amounts of pigeon guano on upper floors. There are quite a few areas where floorboards are unsound (rotten) due to water damage. The proposals for enabling works include replacing the defective floor boards. Externally, the parapet wall is to be taken down and rebuilt. The glazed roof between the buildings will be replaced. The metal bridges between the mill buildings are structurally sound – although the timbers need replacing.</p>
Delivery route	<p>Priestley Developments will deliver the development proposals. Redevelopment works will start at the top of the building and progress downwards. The development will be delivered in one phase on a floor by floor basis. An 18 month build period is anticipated from January 2018. It is proposed the residential units will be marketed at an average of £125,000 per unit. Priestley Developments consider the tone for two bed apartments in the area is £75,000 to £90,000.</p> <p>The project is being financed through debt and equity funding. Priestley Developments advise that the debt funding rates available to them are 5-6% interest. Equity funds are from overseas investors (China, Far East, Qatar, Dubai, Russia). Priestley Developments sell units to international investors who buy off plan. Investors are looking for high-end product. Priestley Development create efficiencies in construction costs using a sister construction company and these saving are passed on to their investors. They sell units quickly as investors benefit from discounts of circa £10,000 from capitalised price.</p>
Public sector intervention / investment requirements	<p>The developer has advised that the development proposals cannot viably support affordable housing and the scheme is marginally viable. The developer is currently engaged in discussions with the Local Planning Authority regarding on site affordable housing provision and Section 106 contributions.</p> <p>The developer has advised that support for enabling works (£750,000) would assist in expediting capital works and in mitigating delivery risk. In addition, £5m debt funding on a soft loan basis for construction works would be beneficial; as the debt funding for this project is yet to be secured.</p> <p>Potential for Home Building Fund application.</p>
Timescale for delivery (short / medium / long term)	Short term
What SEP outcomes does the site potentially deliver?	<p>£3.7 billion additional annual economic output by 2036 Building of 10,000 - 13,000 new homes per year Generating 35,700 additional net jobs by 2036</p>

Laconia Building, Bradford



Site address	Laconia Building, 179 Sunbridge Road, Bradford, BD1 2HQ	
Site ownership	The freehold interest in the property is held by Paul Smith of Lucero Holdings, however New Mason Properties have an option to redevelop the property.	
Site area and Building Size	Site area approximately 2,695.96 sq m (0.67 acres)	Approximately 6,555 sq m gross external area
Listed status	The property is not listed, however it is located in the Goitside Conservation Area.	
Existing use / Occupiers	The property is vacant and has been derelict for a number of years. As a result, it is in a very poor state of repair.	
Historic significance	Laconia Building is a former wool warehouse located in the Goitside Conservation Area. The building is constructed into the site's steep topography. The building provides an image of the progression of architectural tastes from the 19th Century through to the early 20th Century. The buildings are constructed of local sandstone and as such are distinct to Bradford and have considerable group value.	
Use potential	The property has potential to be converted into residential units.	

Dwelling capacity (assumed 65 sq m per unit)	Up to 163 units
Employment capacity (assumed 12 sq m per worker)	n/a
Redevelopment proposals	The proposals for the property include conversion of the building into up to 163 new apartments over eight storeys. This includes the construction of 18 roof top terrace apartments and the construction of a new and simplifies pitch roof over the entire building. There is also potential to convert the basement of the property into under croft car parking.
Planning status	The property has the benefit of an extant planning permission (subject to Section 106 agreement) (reference 10/05293/FUL which is a resubmission of application 07/04214/FUL) for conversion of the existing building into 163 apartments and an additional storey and new roof along with proposed amendments to the previously agreed Section 106 agreement.
Site constraints / abnormals	The roof is in a serious state of disrepair. The integrity of the building is compromised as a result of water penetration over a prolonged period of time. There are pigeons nesting in the property which is also causing structural damage.
Delivery route	New Mason Properties has an option to deliver the development proposals and is in the process of trying to bring forward a 155 unit residential scheme. However the developer has identified a £2.7m funding requirement for the project. The planning permission is also subject to a Section 106 Agreement which will need to be agreed with the Local Planning Authority. Subject to a viability assessment a soft loan would assist in bringing this project forward. Potential for Home Building Fund application.
Public sector intervention / investment requirements	£2.7m funding requirement in 2018 / 2019. The planning permission is also subject to a Section 106 Agreement which will need to be agreed with the Local Planning Authority.
Timescale for delivery (short / medium / long term)	Short term
What SEP outcomes does the site potentially deliver?	£3.7 billion additional annual economic output by 2036 Building of 10,000 - 13,000 new homes per year

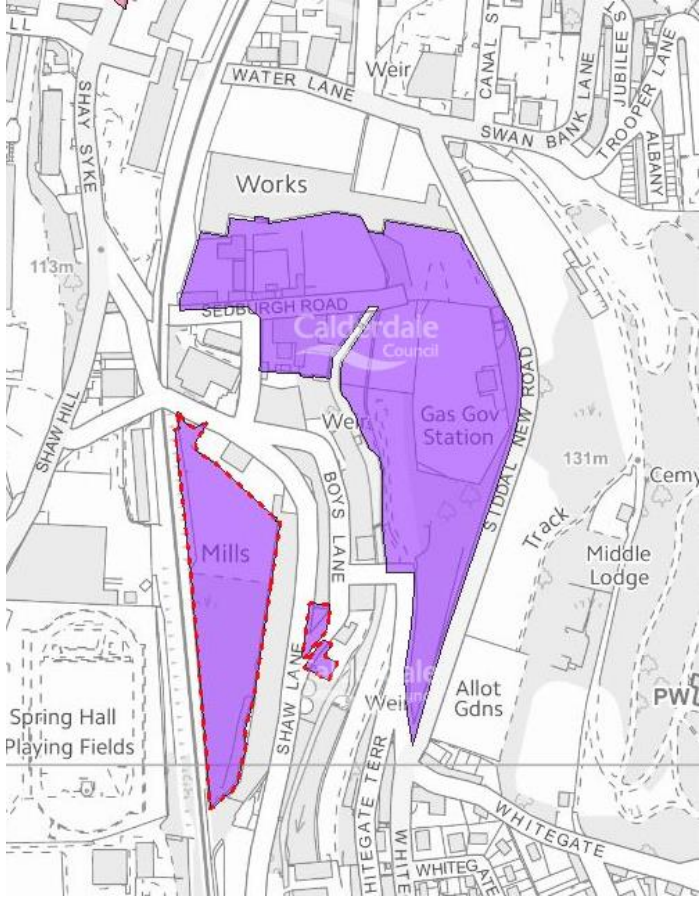
Appendix 2 Calderdale priority mills

Shaw Lodge Mill, Halifax



Site address	Shaw Lodge Mill, Shaw Lane, Halifax, HX3 9ET	
Site ownership	The freehold interest in the property is held by Paul Clark of the Lowry Partnership	
Site area and Building Size	Shaw Lodge Mills gross site area is approximately 4.53 hectares (11.2 acres)	1862 Warehouse – 6,650 sq m 1850 Mill – 6,600 sq m 1830 Mill - 2,500 sq m Combing Shed 2,230 sq m Garage 540 sq m Head Office 680 sq m Clock Tower 450 sq m A Shed 2,200 sq m C Shed 4,430 sq m The Old Boiler House 630 sq m The Old Engine House 280 sq m Total: GEA 27,190 sq m

		Site and building areas taken from BDP Planning & Design Statement (2007)
Listed status	<p>The site is Grade II* listed, under the following listings:</p> <ul style="list-style-type: none"> • Shaw Lodge Mill Chimney (no.1391916) • Shaw Lodge Mill Office Building (no. 1391914) • Shaw Lodge Mill Warehouse and Mill (no. 1391936) • Shaw Lodge Mill Former Combing Shed (no. 1391913) • Shaw Lodge Mill Weaving Sheds and Clock Tower (no. 1391911) • Shaw Lodge Mill Engine House and Boiler House (no. 1391915) <p>The Mill Gas Plant is scheduled to be listed imminently, as it has been considered to be of national historical importance.</p>	
Existing use / Occupiers	<p>The site is currently in use as a mixed use B1 employment and D2 leisure site. The upper floors are currently used for office space. Numerous leisure and sports facilities are operating on the site, namely, CI Adventures who occupy the boiler house and The Mill Play Centre, a Gym, and The Artworks, operating in the 1850 Mill. 3GI Soccer occupy the clock tower building.</p>	
Historic significance	<p>Shaw Lodge Mills was established by John Holdsworth & Company, a prominent Halifax family of woollen textile manufacturers and merchants. They specialised in worsted cloth, produced by hand loom weavers, but developments in mechanised spinning led in 1822 to John Holdsworth establishing his first spinning mill to join a growing number of worsted spinning mills in Halifax. The location of this is uncertain, but by 1825 he was purchasing land at Shaw Lodge and his first mill on the site is dated to 1830. This is the extant 'No 1 Mill' on the present site.</p> <p>Further developments in the industry led to the gradual mechanisation of the weaving part of the process, and the first power loom weaving shed was begun at Shaw Lodge in 1844. The No 2 Mill, was constructed between 1831 and 1839, with the 1850 Mill (No.3 Mill) becoming established in the middle of the 19th Century. A 7-storey warehouse and office block were established on the site in 1862 and 1865 respectively.</p> <p>By 1866 the firm employed over 2000 workers and gained a worldwide reputation for specialising in the production of the upholstery fabric Moquette, which furnishing the majority of Britain's railway carriages in the 19th and early 20th centuries. The Holdsworth business was sold in 2005 but production continued at the mill until 2008 under Hebble Valley Weavers. The mills remain a historically significant symbol of the manufacturing history of Halifax and the wider West Yorkshire region.</p> <p>The complex represents one of the largest surviving nineteenth century mills in the country and is of national significance.</p>	
Use potential	Mixed Use	
Dwelling capacity (assumed 65 sq m per unit)	n/a	

<p>Employment capacity (assumed 12 sq m per worker)</p>	<p>1,812 jobs (based on GEA 27,190 sq m netted back by 20% to 21,752 sq m)</p>
<p>Redevelopment proposals</p>	<p>In February 2011 a planning application was submitted to redevelop the site into a mixed use development, comprising 300 residential units, B1 space, and ancillary restaurants, bars and a gym (reference number: 11/00192/REN). Although this application was permitted subject to a legal agreement, the development has not taken place. The site has also had the benefit of a master planning exercise through the Renaissance Market Towns Programme, however the proposals have not been delivered. It is anticipated that these plans were developed prior to the ownership of the site by the Lowry Partnership.</p>
<p>Planning status</p>	<p>The whole site is proposed in the draft local plan as a Primary Employment Area. Part of the site is allocated in the emerging local plan as a primary employment site, shown outlined in red on the diagram below (ref: LP1134). A site the east of the mill complex is also allocated as a new employment site, as shown below (ref: LP1133). The Mill buildings themselves are not included in the proposed allocation. The local plan is currently under consultation.</p>  <p>Numerous previous planning applications for the site are available on Calderdale council's planning portal, mainly relating to changes of use as new tenants have occupied parts of the complex, (i.e. industrial/office to leisure use).</p>

Site constraints / abnormalities	<p>Access to the site is via Shaw Lane which is a narrow cobbled road. The site is steeply sloping and development proposals will need to be adapted around the sites gradients.</p>
Delivery route	<p>The Lowry Partnership have acquired land adjacent to the site. They are interested in repurposing the remaining vacant mill buildings on the site, creating new residential development on the adjacent land and also new industrial units.</p> <p>A feasibility study is required to investigate the scope of developing the remaining mill buildings and adjacent land and in particular how access to the site will be delivered given the challenging topography.</p> <p>The Lowry Partnership are receptive to discussions and advice on how the proposals can be brought forward.</p>
Public sector intervention / investment requirements	<p>A feasibility study and project brief is required to incentivise the developer to repurpose the remaining vacant / underused mill buildings, including bringing forward the adjacent land which could provide additional employment and housing opportunities.</p>
Timescale for delivery (short / medium / long term)	<p>Medium term</p>

Old Lane / Rawson's Mill, Halifax



Site address	Old Lane / Rawson's Mill, Old Lane, Halifax, HX3 5QN	
Site ownership	The freehold interest in the property is within private ownership - Rawson's Mill Developments	
Site area and Building Size	Gross land area: 4.7 hectares (11.7 acres)	Gross floor area of mill building(s): 4,682 sq m
Listed status	Old Lane Mill is a Grade II* listed worsted mill which is recorded on the Heritage at Risk Register 2015.	
Existing use / Occupiers	The mill and site within which it is located is vacant and derelict.	
Historic significance	The significance of Old Lane Mill is in part derived from its age, historical associations and the quality of its architecture. Historic England advise that it is probably the best preserved mill of its type (multi-storey, iron framed) in Yorkshire.	
Use potential	The property has potential for conversion into residential units or for commercial use.	

Dwelling capacity (assumed 65 sq m per unit)	136 units - 58 units mill conversion and 78 units enabling development (based on building size of GEA 4,682 sq m netted back by 20% to 3746 sq m)
Employment capacity (assumed 12 sq m per worker)	312 jobs (based on GEA 4,682 sq m netted back by 20% to 3746 sq m).
Redevelopment proposals	We are advised by the property agent and the landowner that there are no current proposals to redevelop the site. The site benefits from a significant land area which could be brought forward for development alongside the reuse of the existing mill buildings. The site is within close proximity to Dean Clough and Halifax Town centre.
Planning status	Old Lane Mill is a filtered site (LP1180) in the Local Plan Allocations and Designations document. It is currently unallocated. The site has an expired planning permission for residential use 64 dwellings (08/01355/FUL - 56 dwellings and 08/01356/LBC and 08/01329/FUL - 64 dwellings).
Site constraints / abnormals	<p>Access to the site would benefit from improvement. The site is located adjacent to a waste transfer site which could affect its appeal from an end user perspective, especially as occupiers would currently need to pass the waste transfer site in order to gain access to the mill.</p> <p>Other potential site constraints which are likely to lead to abnormal costs include a culverted watercourse on site, the presence of invasive species and the sloping topography of the site.</p> <p>Building Condition The condition of the mill will necessitate substantial structural remedial works. The mill has a number of penetrations within the roof which have undoubtedly been prolonged over a period of time and are likely to have caused water damage internally, including structural damage to the roof.</p> <p>Windows to the mill are missing. This has allowed pigeons to nest in the property and it is assumed that the build-up of pigeon guano could be a health hazard. We are also aware that there is unauthorised access to the site and it is unknown what activity has been undertaken by the unauthorised access.</p> <p>There is evidence of failure of high level stonework, which has resulted in pieces deboning. There are isolated areas of frost damaged sections of stonework, with varying degrees of severity. Sections of the site boundary retaining walls have failed in areas.</p>
Delivery route	<p>The owner looking to exit the site which has an expired planning permission for residential use. The property is currently being marketed by Terrance Painter Properties with a guide price of £3m. A number of parties have expressed an interest but offers to date have been rejected by the owner.</p> <p>We are advised by the agent that the owner is offering interested buyers the following options:</p> <ul style="list-style-type: none"> • For a full and outright purchase of the entire site, a price of 25% of the expected GDV.

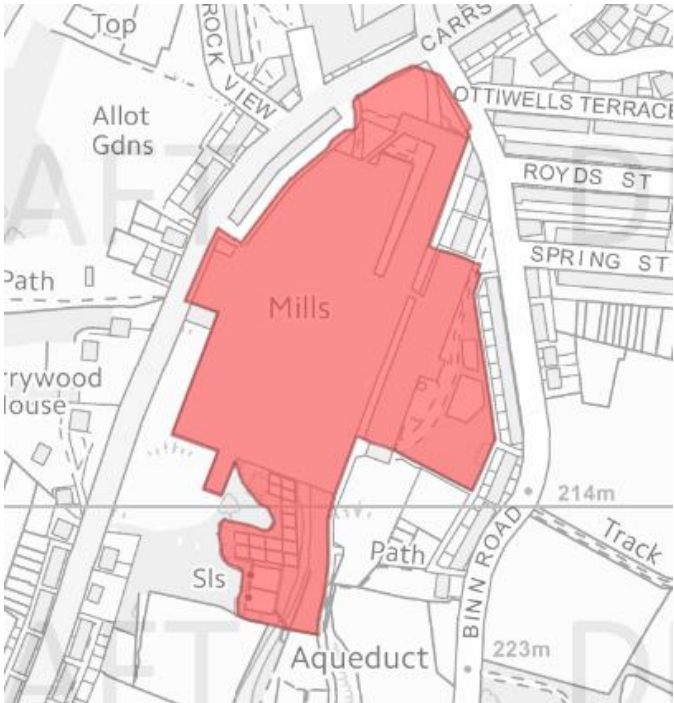
	<ul style="list-style-type: none"> • Alternatively, 20% of the expected GDV and a 50% profit share from a joint venture with a builder/developer (building costs will be capped in advance) Under this proposal with a joint venture, no charges may be made on the site, and therefore the builder/developer must use only their own financing. This option does allow for a staged development schedule. • The successful purchaser will deposit a sum of £50,000.00 as a Good Faith Deposit, to be held by our nominated agent as a stakeholder, upon formal issue of the Memorandum of Terms. <p>Direct public sector investment is considered to be necessary for this scheme alongside a planning strategy facilitating enabling development.</p>
<p>Public sector intervention / investment requirements</p>	<p>Cushman and Wakefield's earlier work identified the need for significant public sector support to facilitate the delivery of this scheme. This may include serving an Urgent Works Notice under the provisions of s54 of the Listed Buildings Act in order to safeguard the fabric of the property.</p>
<p>Timescale for delivery (short / medium / long term)</p>	<p>Long Term</p>
<p>What SEP outcomes does the site potentially deliver?</p>	<p>Building of 10,000 - 13,000 new homes per year Halifax is a designated priority area of the SEP</p>

Appendix 3 Kirklees priority mills

Bank Bottom Mill, Marsden



Site address	Bank bottom Mill, Mount Road, Marsden, Huddersfield, HD7 6HR (also known locally as Crowther's Mill and Marsden Mill).	
Site ownership	Crowther Family	
Site area and Building Size	The site area is approximately 8.1 hectares (20.1 acres)	The gross external area of the property is approximately 23,364 sq m
Listed status	The property is not listed and it is not in a conservation area.	
Existing use / Occupiers	The mill buildings have not been used for textile production for approximately 20 years and the majority of the buildings are vacant.	
Historic significance	Bank Bottom Mill is a prominent landmark which reflects the industrial heritage of the market town of Marsden. The mill dates from 1824 and was a fulling mill	

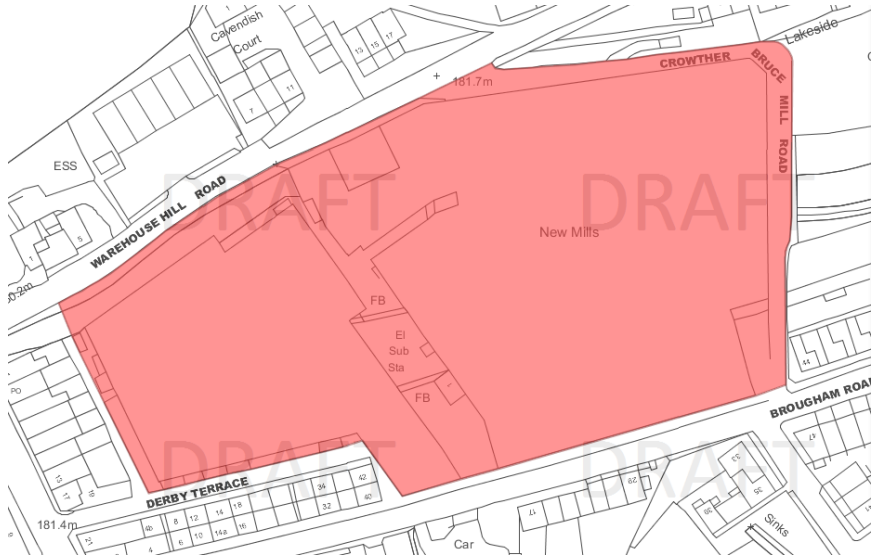
	and a prominent producer of woollen cloth in the nineteenth and twentieth centuries. Production ceased in 2003 with the loss of approximately 275 jobs.
Use potential	Due to its scale and location, the mill has potential for a mix of uses including commercial and residential, mixed use.
Dwelling capacity (assumed 65 sq m per unit)	Assuming a gross external area of 233,364 sq m (netted back by 20%) to a net internal area of 18,691; if the mill was brought forward purely for residential use, it could accommodate 287 residential units.
Employment capacity (assumed 12 sq m per worker)	Assuming a gross external area of 233,364 sq m (netted back by 20%) to a net internal area of 18,691; if the mill was brought forward for commercial use, it could accommodate approximately 1,558 jobs.
Redevelopment proposals	The Crowther family has explored the potential of repurposing the vacant textile mill buildings. However, due to the scale of the property, there are concerns about the feasibility and viability of the development proposals particularly in a post-recession property market.
Planning status	<p>The site is allocated for mixed use in the emerging local plan (ref no. MX1919). It should be noted that the Local Plan allocation provides for 38 dwellings and 3,953 jobs.</p> 
Site constraints / abnormals	<p>There are a number of factors which would need to be considered in the redevelopment of the site these include:</p> <ul style="list-style-type: none"> • Public right of way crosses the site • Part of the site is within flood zone 3 • A culverted watercourse crosses the site

	<ul style="list-style-type: none"> • The site is located within close proximity to Special Protection Area / Special Area of Conservation • Part of the site lies within a UK BAP priority habitat <p>Building Condition The mill is a large stone set of buildings featuring interconnecting metal walkways and an office featuring ornate fenestration, wooden panelling and original fixtures and fittings. The office area displayed peeling paint to the ceiling and the lift was redundant but was generally in a fair condition with originality of features of a high degree and quality.</p> <p>The mill buildings are built into the steep valley landscape over a number of floors and as a result have a number of entrances at differing ground levels. Floors are of timber supported on circular metal columns with vaulted ceilings. A mill race to the River Colne runs under the mill from Butterly Reservoir located due south of the site and a number of metal water storage tanks and ponds exist externally.</p> <p>Bank Bottom mill buildings appear to be in fair structural condition generally however the services are likely to require complete renewal throughout the mill buildings.</p>
Delivery route	<p>The owner of the mill would like to see the Bank Bottom Mill brought back into productive use, however the scale of the site is of concern especially in determining a commercially viable and sustainable long term use. The Council is supportive of the reuse of the mill, however has struggled to engage with the landowner to date. Our assessment concludes that there are merits in preparing a feasibility study for the subject site and a project brief. This should include a building and structural survey as well as market report to determine a sustainable mix of end uses for the site. Given the proximity of Bank Bottom Mills to New Mills, Marsden, we suggest that the redevelopment proposals be considered holistically.</p>
Public sector intervention / investment requirements	<p>Funding / part funding towards the cost of preparing a detailed feasibility study and project brief. We would also recommend brokerage support with the Local Authority would assist in bringing forward this challenging site</p>
Timescale for delivery (short / medium / long term)	<p>Long term</p>

New Mills, Marsden



Site address	New Mills, Brougham Road, Marsden, Huddersfield, HD7 6AZ	
Site ownership	Crowther Family	
Site area and Building Size	The site is approximately 1.59 hectares (3.9 acres)	The mill buildings have a gross external area of approximately 11,304 sq m
Listed status	The property is located within the conservation area but is not listed.	
Existing use / Occupiers	Parts of the property are tenanted to local commercial businesses including B1, B2 and B8 uses.	
Historic significance	New Mills is a prominent landmark which reflects the industrial heritage of the market town of Marsden. Alongside Bank Bottom Mills, New Mills formed part of the property portfolio of John Crowther and Sons a prominent producer of woollen cloth in the nineteenth and twentieth centuries. Production ceased in 2002.	
Use potential	The property has potential for a mix of commercial and residential uses.	
Dwelling capacity (assumed 65 sq m per unit)	The property has a gross external area of approximately 11,304 sq m netted back by 20% results in an approximate net internal area of 9,043 sq m. This could enable the creation of approximately 139 residential units.	

<p>Employment capacity (assumed 12 sq m per worker)</p>	<p>The property has a gross external area of approximately 11,304 sq m netted back by 20% results in an approximate net internal area of 9,043 sq m. This could enable the creation of approximately 754 jobs.</p>
<p>Redevelopment proposals</p>	<p>The Crowther family has explored the potential of repurposing the vacant textile mill buildings. However, due to the scale of the property, there are concerns about the feasibility and viability of the development proposals particularly in a post-recession property market.</p>
<p>Planning status</p>	<p>The site is allocated for mixed use in the emerging local plan, with a residential capacity of 29 dwellings and 2,976 sq m of employment space (site ref: MX1920).</p>  <p>Kirklees Council Planning Portal shows that a planning application for a change of use of the mills was approved in 2005. The application proposed the demolition of the three bay mill, spinning shed and garage. The proposal included the erection of a health care unit and conversion of the two bay mill into lettable units for B1, A3 and A4 units with 32 residential apartments on the upper floors and associated parking spaces. Although this proposal was approved, development did not take place.</p>
<p>Site constraints / abnormalities</p>	<p>There are a number of factors which would need to be considered in the redevelopment of the site these include:</p> <ul style="list-style-type: none"> • Part of the site is within flood zone 3 • The site is within a conservation area • The site is also with close proximity to a Special Protection Area / Special Area of Conservation and an archaeological site • The main access to the site is via Brougham Road on which a school is also located. The street is narrow and is used for vehicular parking. Access will may need to be considered in light of this. <p>Building Condition The New Mills complex is located roughly due north of Bank Bottom mills and is also located over the same mill race that feeds into the River Colne. Part of New Mills is supported on metal columns that protrude from the bed of the mill race. The condition of these columns is unknown.</p>

	<p>New Mills is built over a sloping site and features a number of entrances over differing ground levels. The property is constructed of stone with timber floors, supported on circular metal columns. In general, New Mills is in a poorer condition than Bank Bottom Mills. The roof contains a large number of defects and holes, there are a number of cracks and areas of water damage to the stonework internally; and the timber floors have suffered the effects of water damage. It is recommended that these are tested to ascertain structural safety.</p> <p>The external interlinking metal walkways appear to be in poor condition and large amounts of vegetation is growing on the external walls of the building.</p>
Delivery route	<p>As aforementioned the mill owner would like to see the both New Mill and Bank Bottom mills brought back into productive use, however the scale of the sites are of concern especially in determining a commercially viable and sustainable long term use. The Council is supportive of the reuse of the mill, however has struggled to engage with the landowner to date. Our assessment concludes that there are merits in preparing a feasibility study for the subject site and a project brief. This should include a building and structural survey as well as market report to determine a sustainable mix of end uses for the site. Given the proximity of Bank Bottom Mills to New Mills, Marsden, we suggest that the redevelopment proposals be considered holistically.</p> <p>Due to the complexity of both Bank Bottom Mills and New Mills existing on sloping sites with varying levels of access and passage through the buildings, it may be advisable to include a BIM survey / model within any feasibility study.</p>
Public sector intervention / investment requirements	<p>Funding / part funding towards the cost of preparing a detailed feasibility study and project brief. We would also recommend brokerage support with the Local Authority would assist in bringing forward this challenging site</p>
Timescale for delivery (short / medium / long term)	<p>Long term</p>

Appendix 4 Leeds priority mills

Abbey Mills, Kirkstall



Site address	Abbey Mills, Abbey Road, Kirkstall, Leeds.	
Site ownership	The freehold interest in the property is held by Leeds City Council, however the long leasehold interest in the property is currently being advertised for sale.	
Site area and Building Size	1.3 acres	Approximately 2,694 sq m GIA
Listed status	The property is Grade II listed.	
Existing use / Occupiers	The mill complex was previously used for light industrial commercial use, however only two tenants remain in occupancy.	
Historic significance	Abbey Mills is the oldest and best preserved of the three mills which once stood on the Kirkstall mill race. The Abbey Mills complex consists of a number of mill	

	<p>buildings dating back to the early 16th Century. The mills were rebuilt after a fire in 1797 and by 1847 most of the present buildings were in existence producing corn, oil and woollen cloth.</p> <p>The site is of regional and national archaeological significance for its connections with monastic settlement, water-power and textile manufacture. For this reason it lies within an Area of Special Archaeological Value (Area 139 on the UDP proposals map) which covers both the buildings and below ground archaeology. UDP Policy ARC4 has a presumption in favour of the preservation of Class II areas and their settings unless the case for preservation is outweighed by other considerations (none is thought to be applicable here).</p> <p>The Leeds Core Strategy which was adopted in November 2014 sets out policies for conservation (P11) which includes historic buildings, townscapes and landscapes including locally significant undesignated assets and their settings which should be conserved and enhanced.</p>
Use potential	<p>The site has potential for both commercial and residential use. The site's setting, adjacent to the mill race and the Abbey grounds present an opportunity for high quality development. However, access to the site is a constraint due to its proximity to the junction between Abbey Road and Bridge Road and this will need to be addressed as part of the redevelopment proposals.</p>
Dwelling capacity (assumed 65 sq m per unit)	30-40 units
Employment capacity (assumed 12 sq m per worker)	225 units
Redevelopment proposals	<p>The Council is keen to see the site repurposed and is promoting the site to potential purchasers as a development opportunity so that a long term sustainable use can be established for the site.</p> <p>The Kirkstall Valley Development Trust, a voluntary local community group, have an ambition to develop the site into community facilities, a centre for sustainability and potentially some residential units. The Trust is applying for funding and has raised approximately £40,000 through crowd-funding.</p>
Planning status	The site is unallocated in the emerging local plan.
Site constraints / abnormalities	<p>Access to the site is constrained and will need to be improved. The site is located within close proximity to the River Aire and as such a flood risk assessment will be required.</p> <p>Building Condition The mill is a complex of a number of adjoining stone and brick buildings that differ in style and condition. The section fronting Abbey Road has been used previously as a photographic processing facility and contains extensive modern partitioning and vinyl floors which require removal. A number of cracks were noted to external walls within this section of the building and bowing was evident to the wall adjoining Abbey Road. A number of windows were missing glass.</p>

	<p>A mid-section of the building displays extensive damage to the roof in a number of areas, which have caused major water ingress and the subsequent growth of vegetation within the ground floor beneath. It is likely that the structural timbers have suffered water damage and should be inspected.</p> <p>The final section to the rear of the mill has formerly been used as a photographic studio, which contains a dated kitchenette and a small WC to the first floor. There are a number of areas of crumbling stone and paintwork which are likely to have been caused by penetrative damp. There is a crack to the floor of the WC.</p> <p>Generally the mill is in a poor condition and requires remedial works to achieve a wind and water tight state. There are also some investigative issues that need to be explored, including the condition of structural timber; the cause of the damp affecting the rear building; the presence of asbestos; the severity of cracks and bowing to external walls / floors.</p>
Delivery route	<p>The site is located in an area of relatively strong market demand. The technical feasibility and cost of converting the building is not known and nor is the extent of any works such as flood attenuation, however investment in such works is likely to be necessary. The council would benefit from financial support to undertake due diligence for the site. This includes a building condition survey, flood risk assessment and access assessment and second access feasibility study. Such due diligence would provide an element of de-risking of the site as the extent of the site constraints and likely costs to address these would be known.</p>
Public sector intervention / investment requirements	<p>As a council owned property it offers the opportunity for the council to deliver through a development agreement or enter into some form of joint venture arrangement to facilitate delivery.</p>
Timescale for delivery (short / medium / long term)	<p>Medium</p>

Stonebridge Mill, Wortley



Site address	Stonebridge Mills, Stonebridge Lane, Wortley, Leeds, LS12 4QN	
Site ownership	The property was acquired by Rushbond Plc in September 2017.	
Site area and Building Size	3.64 ha (9 acres)	3,600 sq m GEA
Listed status	The property is a Grade II listed.	
Existing use / Occupiers	It is currently vacant and derelict.	
Historic significance	Stonebridge Mills is an important symbol of the manufacturing heritage of Wortley and the wider West Yorkshire Region. It was established pre 1805 as a steam-powered woollen scribbling and fulling mill. By 1819 the mill was an integrated woollen factory. The surviving buildings on the site include the original mill, an engine house, early 19th century brick workshops and cottages and smaller post 1850 mills and sheds.	
Use potential	The mill buildings themselves are considered to be most suitable for either ongoing industrial use or residential conversion.	

Dwelling capacity (assumed 65 sq m per unit)	75 units (local plan)
Employment capacity (assumed 12 sq m per worker)	n/a
Redevelopment proposals	Rushbond propose to bring forward a 125 unit residential development on the Stonebridge Mills site. This will comprise conversion of existing units and new build development (two and three bed units). Rushbond are currently engaged in preplanning application discussions with the local planning authority and are working towards submitting the planning application for the site in January 2018.
Planning status	The site is allocated for housing in Leeds City Council's emerging local plan, (site ref: HG2-205 (5303)). A capacity of 75 residential units is proposed.
Site constraints / abnormals	Major infrastructure works would be required to alter the A6110 ring road roundabout to allow sufficient access to the site. The site is in close proximity to a gas pipeline, further investigation about the impact of this on the development is needed.
Delivery route	Rushbond has acquired the site with a view to bring it forward for residential development.
Public sector intervention / investment requirements	Given the abnormal costs associated with the development, Rushbond have indicated that it is unlikely that they will be able to deliver affordable housing on site in line with the Local Plan policy requirements. In this respect, a flexible approach to planning is likely to be required to enable this site to be redeveloped.
Timescale for delivery (short / medium / long term)	Short term

Appendix 5 Wakefield priority mills

Rutland Mills, Wakefield



Site address	Rutland Mills, Tootal Street, Wakefield, WF1 RH	
Site ownership	Wakefield Council subject to completion of disposal to City and Provincial Properties Ltd. City and Provincial to secure planning permission for the redevelopment of the site.	
Site area and Building Size	10,709 sq m or 1.07 ha (2.644 acres)	12,116 sq m
Listed status	Grade II and located within the Wakefield Waterfront Conservation Aea	
Existing use / Occupiers	The property has been vacant and derelict since 1999. The property abuts the River Calder and is located opposite the Hepworth Gallery.	
Historic significance	The property was an integrated worsted spinning mill. It was constructed between 1872 -1875, however does contain some later alterations. Rutland Mill was designed by John Shaw for Issac Briggs. It is constructed in red brick with polychromatic brick details and Welsh slate roofs. The buildings provided facilities for washing, dyeing, carding, spinning and finishing from the late 19 th Century. A large chimney remains at the centre of the complex.	
Use potential	Commercial led mixed use development	
Dwelling capacity (assumed 65 sq m per unit)	n/a	

Employment capacity (assumed 12 sq m per worker)	800 (as detailed in planning application)																								
Redevelopment proposals	<p>Rutland Mill forms Phase Three of the Wakefield Waterfront Masterplan. Phase One of Wakefield Waterfront was completed in 2009 with the creation of new office and workspace and the development of new affordable homes. The Hepworth Gallery opened in 2011 marking the end of Phase Two.</p> <p>The Council has exchanged contracts with City and Provincial who will acquire the site, subject to securing planning permission. A planning application was submitted in November 2017 (ref 17/02995/FUL) and is anticipated to be determined in early 2018. The reuse proposals include retail, market stalls, restaurants and cafes Bars, food and drink market stalls, Offices, craft workshops, studios, a microbrewery, hotel, art gallery, events space, health and fitness and associated external space and public realm. The redevelopment proposals will include flood defence works which will enable the landscaping of the Hepworth Gallery to be completed and the potential reuse of Upper Mill Waterside Mill.</p>																								
Planning status	<p>A planning application was submitted in November 2017 (ref 17/02995/FUL) and is anticipated to be determined in early 2018.</p> <p>The planning application provides for:</p> <table border="1" data-bbox="437 1055 1158 1440"> <tr> <td>A1 Shops</td> <td>3,492 sq m</td> </tr> <tr> <td>A3 restaurants and cafes</td> <td>4,136 sq m</td> </tr> <tr> <td>A4 Drinking establishments</td> <td>4,136 sq m</td> </tr> <tr> <td>A5 Hot food takeaways</td> <td>610 sq m</td> </tr> <tr> <td>B1 (a) Office</td> <td>12,852 sq m</td> </tr> <tr> <td>B1 (b) Research and development</td> <td>12,852 sq m</td> </tr> <tr> <td>B1 (c) Light industrial</td> <td>12,852 sq m</td> </tr> <tr> <td>B2 General industrial</td> <td>700 sq m</td> </tr> <tr> <td>C1 Hotel (41 rooms)</td> <td>4,931 sq m</td> </tr> <tr> <td>D1 Non-residential institutions</td> <td>12,852 sq m</td> </tr> <tr> <td>D2 Assembly and leisure</td> <td>1,620 sq m</td> </tr> <tr> <td>Total floor space</td> <td>71,033 sq m</td> </tr> </table>	A1 Shops	3,492 sq m	A3 restaurants and cafes	4,136 sq m	A4 Drinking establishments	4,136 sq m	A5 Hot food takeaways	610 sq m	B1 (a) Office	12,852 sq m	B1 (b) Research and development	12,852 sq m	B1 (c) Light industrial	12,852 sq m	B2 General industrial	700 sq m	C1 Hotel (41 rooms)	4,931 sq m	D1 Non-residential institutions	12,852 sq m	D2 Assembly and leisure	1,620 sq m	Total floor space	71,033 sq m
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Total floor space	71,033 sq m																								
Site constraints / abnormals	<p>Given its previous industrial use and location with a flood plan, the site has a number of constraints and will have a number of significant abnormal costs. These include:</p> <ul style="list-style-type: none"> • A requirement for Sustainable Urban Drainage • Flood defences • Site remediation • Provision of services and utilities 																								
Delivery route	<p>The scale of the mill and various constraints will necessitate a level of public sector assistance. Although the purchaser is well funded there remains uncertainty regarding the timescales for delivery and public sector assistance through partial risk sharing could accelerate delivery and optimise the quality of the project.</p>																								
Public sector intervention /																									

investment requirements	Public sector assistance of £1.5m to undertake a review and update of the 2006 whole site strategy; as well as funding towards abnormal costs would help de-risk the project and accelerate delivery.
Timescale for delivery (short / medium / long term)	Medium term
What SEP outcomes does the site potentially deliver?	£3.7 billion additional annual economic output by 2036 and Generate 35,700 additional net jobs by 2036.

Queens Mill, Castleford



Site address	Queens Mill, 1 Aire Street, Castleford, WF10 1JL	
Site ownership	The property was acquired by Castleford Heritage Trust in 2013	
Site area and Building Size	0.38 sq m or 0.375 hectares (0.93 acres)	1,449.83 sq m gross internal area
Listed status	Unlisted	
Existing use / Occupiers	The site is partly occupied by the Castleford heritage Trust, a tea room and paint a pot craft shop.	

<p>Historic significance</p>	<p>Queens Mill (Allinson’s Mill) was once the largest stone grinding flour mill in the world with twenty pairs of grinding stones. The mill is of national significance because of its history and importance to the local community over hundreds of years.</p> <p>Watermills were established on both sides of the River Aire in Castleford, owned by the Crown, they were used chiefly for milling wheat. Queen’s Mill milled wheat until 2010. The mills in Castleford were disposed of in 1615 and eventually the Queen’s Mill was acquired by the Bland family of Kippax Park. In the 1700’s the Aire and Calder Navigation was cut and the Navigation Undertakers purchased the mills, leasing them to tenants.</p> <p>In 1921 the mill was leased by the Allinson family whose name has been retained through the years and today the mill is still locally known as ‘Allinson’s Mill’.</p> <p>The mill remained under the ownership of the Navigation Undertakers until 1948 when the surviving Queen’s Mill was taken back into public ownership, becoming part of the British Transport Commission under the Docks and Waterways Executive.</p> <p>In 1962 it became vested in British Waterways, or as it is now know the Canal and River Trust. From 1972 the mill was leased by Booker McConnell, then taken over by Allied Mills from 1994. Finally the lease was taken by the American company ADM who took the decision in 2010 to close the mill.</p> <p>Amid a history of many fires and subsequent re-buildings, the mill had largely been rebuilt by 1887, the year of Queen Victoria’s Golden Jubilee. Castleford Heritage Trust made an offer to purchase the mill in 2012 from the Canal and River Trust and the contacts were signed on 19th April 2013. Since that date CHT has opened the mill and thousands of people from the local community and beyond have visited the site and learned about its history and Trust’s vision of the future.</p>
<p>Use potential</p>	<p>Queens’s Mills location lends itself to commercial use.</p>
<p>Dwelling capacity (assumed 65 sq m per unit)</p>	<p>n/a</p>
<p>Employment capacity (assumed 12 sq m per worker)</p>	<p>58 jobs based on a net internal area of approximately 1,160 sq m</p>
<p>Redevelopment proposals</p>	<p>Castleford Heritage Trust are working to repurpose Queens Mill into a high quality community facility providing a unique heritage, arts and cultural destination for local communities and visitors from across the Yorkshire and Humber region for education, leisure and creative purposes.</p> <p>The proposals include:</p> <ul style="list-style-type: none"> • Microbrewery • Boathouse (which links to Desmond Family Canoe Trail) • Office space • Waterwheel restoration and power generation • Retail units and cafe • Music studio

Planning status	The site is allocated as a development site within the Retail and Town Centres Local Plan. (DEV 3 within Castleford)
Site constraints / abnormals	The building is generally in fair condition for its age with exception of some notable defects, which will be addressed as part of the repurposing of the mill.
Delivery route	<p>The Trust have ambitious proposals for Queens Mill which are fully supported by the local community, local authority and local members. They do need support in securing the necessary funding to deliver the scheme.</p> <p>Their local connections, charitable status and entrepreneurship has enabled them to benefit from concessionary rates, support from local tradespeople to deliver work on the site to date and they are driven to secure value for money in the delivery of the scheme.</p>
Public sector intervention / investment requirements	The Trust would benefit from £700,500 grant funding which would secure the necessary outstanding funding to deliver the scheme. The capital works could be delivered in 2018 and 2019. Alternatively, a soft loan facility may assist in delivering the project should the waterwheel be effective in generating a revenue stream for the Trust.
Timescale for delivery (short / medium / long term)	Short
What SEP outcomes does the site potentially deliver?	£3.7 billion additional annual economic output by 2036 and Generate 35,700 additional net jobs by 2036.

Appendix 6: Draft Terms of Reference for Mills Repurposing Group (MRG)

1. Purpose

The purpose of Mills Repurposing Group (MRG) is to provide strategic direction and put in place the necessary actions and measures to ensure the redevelopment of priority mill sites in West Yorkshire.

2. Term

These terms of Reference are effective from [insert start date] and will be ongoing until terminated by agreement between the parties.

3. Membership

The MRG will comprise representatives (the Parties) from the following organisations:

- City of Bradford Metropolitan District Council
- Calderdale Council
- Kirklees Council
- Leeds City Council
- Wakefield Council
- Homes England
- West Yorkshire Combined Authority
- Historic England

The MRG will be chaired by a project manager who will be based at WYCA working with the Local Authority, Homes England and Historic England representatives. The nature of how this resource will be funded is to be agreed between the Parties.

4. Roles and responsibilities

The Parties will commit to:

Local Authorities

- Identify an officer with the appropriate skills and experience as the lead for the brokerage and development of strategies and business cases for mill regeneration projects within their administrative areas.
- Apply powers and resources to align with intervention needs of priority schemes.
- Champion the schemes within the authority, aligning the support of the necessary departments within the authority and secure member support for delivery, supporting the planning process.

WYCA

- Establish and administer MRG including hosting regular meetings, preparing and sharing agenda before meetings and recording actions
- Coordinate the development and implementation of a mills investment strategy.
- Identify means of integrating Mills Investment Strategy into policy through refresh of the Strategic Economic Plan and/or other policy documents
- Seek opportunities to align WYCA funding with Mills Investment Strategy

Homes England

- Ensure proactive alignment of Homes England funding sources with identified schemes within Mills Investment Strategy.
- Commit staff resource to the development / implementation of Mills Investment Strategy (including attendance at MRG).

Historic England

- Participate in and support Mills Repurposing Group.
- Provide advice on constructive conservation requirements as part of development / business case of schemes.

The Parties shall:

- Share all communications and information across MRG members
- Making timely decisions and take action so as to not hold up the project
- Notifying members of the MRG, as soon as practical, if any matter arises which may be deemed to affect the development of MRG.
- Attend all meetings and if necessary nominate a proxy.

5. Meetings

All meetings will be chaired by the dedicated project manager based at WYCA.

Meeting agendas and minutes will be provided by the dedicated project manager based at WYCA.

A meeting quorum will be (insert number) members of the MRG.

Meetings will be held on a monthly basis at [specify location].

If required subgroup meetings will be arranged outside of these times at a time convenient to subgroup members.

6. Amendment, Modification or Variation

The Terms of Reference may be amended, varied or modified in writing after consultation and agreement by the MRG members to ensure they remain fit for purpose

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Report to: Land and Assets Panel

Date: 20 April 2018

Subject: **National Planning Policy Framework Consultation Response**

Director(s): Liz Hunter, Interim Director of Policy and Strategy

Author(s): Alison Gillespie

1 Purpose of this report

- 1.1 To request that the West Yorkshire Combined Authority prepare a response to the National Planning Policy Framework consultation in partnership with Leeds City Region Local Planning Authorities (LPA).
- 1.2 To request the final draft of the West Yorkshire Combined Authority's response to this consultation be delegated to the Chair of the Land and Assets Panel for approval.

2 Information

National Planning Policy Framework (NPPF)

Content of the Consultation

- 2.1 On 5 March 2018 the Ministry of Housing, Communities & Local Government (MHCLG), formerly the Department for Communities & Local Government, published for consultation a draft revised National Planning Policy Framework (NPPF). Draft Planning Practice Guidance and the Housing Delivery Test: Draft Measurement Rule Book were also published for reference to support the NPPF consultation. **Appendix 1** is a summary of main draft revisions.
- 2.2 The NPPF sets out the Government's planning policies for England, how these should be applied and provides the framework within which locally-prepared plans can be produced. The proposed revisions to the NPPF constitute the first comprehensive update to the framework since it was first published in March 2012.
- 2.3 This consultation follows the consultation on the Housing White Paper (February 2017) and the consultation Planning for the Right Homes in the

Right Places (September 2017), both of which the Combined Authority submitted a response to in partnership with the Leeds City Region Planning Authorities.

- 2.4 The Combined Authority response to this consultation would focus on the strategic aspects of the draft NPPF and the implications of proposed policy changes. The response will be prepared in partnership with Leeds City Region Local Planning Authorities would cover the following matters:
- Plan-making: Statements of Common Ground and Tests of Soundness
 - Decision-making: Viability Assessments
 - Delivery a sufficient supply of homes: Standard methodology for calculating housing need and Affordable Housing Contributions
 - Ensuring vitality of town centres: Sequential approach
 - Promoting sustainable transport: Highway safety
 - Supporting high quality communications: Digital infrastructure
 - Effective use of land: Housing densities
 - Well-designed places: Utilising assessment frameworks
 - Climate change: Future resilience
 - Flooding: Cumulative impacts
 - Natural Environment: Responsibility for mitigating impact
 - Sustainable use of minerals
- 2.5 Many of the recommendations the Combined Authority made in the previous consultations detailed in para 2.3 have been reflected in the changes to the NPPF. For example, the proposed requirements for Statements of Common Ground to be based upon an area that reflects ‘the most appropriate functional geography for gathering of evidence and the preparation of planning policies’ takes into account previous responses which stated that the earlier approach was too restrictive. It is encouraging that the Combined Authority’s feedback has been taken into account.
- 2.6 However, there remain a number of issues raised in previous consultations where the collective position still stands. For example it is proposed that the Combined Authority’s response reiterates the position that the proposals for standardising the approach to assessing local housing need are welcomed in principle as this should streamline the process, saving time and resources. But it is proposed that the response reiterates concerns that the proposed approach directs growth towards areas of high demand / low affordability resulting in proportionally much higher targets in the south of England than the North. The implications of the methodology do not seem to support the commitment to rebalance the UK economy, wider northern growth aspirations and securing increased housing delivery nationally.
- 2.7 Our previously agreed response was to recommend that practice guidance makes clear that the housing need figure derived from the standard methodology provides a robust assessment of housing need from which plan makers should then take into account anticipated employment growth and the impact this has on the requirement for housing. It was suggested that that a clear methodology (or set of factors) for assessing employment growth / uplift

needed to be provided at a national level to ensure that the uncertainty currently experienced in identifying housing need is not replicated in applying employment growth factors. The Planning Practice Guidance will be reviewed to consider the extent to which these previous recommendations have been addressed.

Consultation Deadline

2.7 This consultation closes on 10 May 2018.

3 Financial Implications

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

4 Legal Implications

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

5 Staffing Implications

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

6 External Consultees

6.1 No external consultations have been undertaken.

7 Recommendations

7.1 That the West Yorkshire Combined Authority prepares a response to the National Planning Policy Framework consultation in partnership with Leeds City Region Local Planning Authorities (LPA).

7.2 That the principles of the consultation response outlined in paragraphs 2.6 and 2.7 be endorsed.

7.3 That the final draft of the West Yorkshire Combined Authority's response to this consultation be delegated to the Chair of the Land and Assets Panel for approval.

8 Background Documents

None.

9 Appendices

Appendix 1 – Summary of National Planning Policy Framework – Draft Revisions

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Annex 1 - National Planning Policy Framework – Draft Revisions

1. On 5 March 2018 the Ministry of Housing, Communities & Local Government (MHCLG) published for consultation a draft revised National Planning Policy Framework (NPPF). A summary of the main proposed changes are summarised below:

2. Plan-making

2.1 It is proposed that Local Planning Authorities (LPAs) are required to prepare statements of common ground with neighbouring authorities and other relevant bodies (including combined authorities, who are deemed to be additional signatories). It is the intention that this joint working will assist with identifying infrastructure requirements and whether development needs of an LPA can be met elsewhere. Detailed guidance is published through the Planning Practice Guidance (PPG).

2.2 When testing the soundness of local plans LPAs would be required to demonstrate the delivery of an “appropriate strategy” as opposed to the current test of “the most appropriate strategy”. This revision is proposed in the context of the requirement to prepare a proportionate evidence base.

2.3 It would be a requirement that Local plans should be reviewed every five years and updated as necessary, taking into account changing local circumstances and national policy. Transitional arrangements mean that the revised NPPF will only apply to local plans submitted for examination six months after the finalised publication of the revised NPPF, which is currently expected in Summer 2018.

3. Decision-making

3.1 With regard to viability in planning, it is proposed that where a development accords with all relevant policies in a local plan there is no need for a viability assessment to accompany the planning application. However, local plans should define circumstances in which a viability assessment is required to be carried out at the decision making stage. In addition to this, it is proposed that all viability assessments should be made publicly available. The revised PPG provides some clarity to the viability process including set definitions for key inputs such as Gross Development Value, Existing Use Values and Development Profits.

3.2 The consultation paper Supporting housing delivery through developer contributions (March 2018) raises the potential for affordable housing and infrastructure contributions to be set nationally and to be non-negotiable. In addition, it is also proposed that the existing S106 pooling restrictions be lifted in certain circumstances.

4. Delivering a sufficient supply of homes

- 4.1 The standard methodology for calculating objectively assessed need (OAN) for housing is to be used in determining housing targets, which is a figure determined centrally using household forecasts adjusted for local house prices and local earnings.
- 4.2 It is proposed LPAs will be required to identify 20% of all housing sites on small-sites of half a hectare or less. Local plans will be required to provide a housing target for designated neighbourhood areas. This figure will be prescriptive and will not be re-tested during a neighbourhood plan examination.
- 4.3 The requirements of the five-year housing land supply (5YHLS) have been increased through the implementation of a 10% buffer or clarification that a 20% buffer is required if housing delivery is persistently below the housing delivery test for a period of three years. The Housing Delivery Test assesses the actual delivery of housing through percentage measurement of the number of net homes delivered against the number of homes required in a plan-making authority area. Where the LPA cannot demonstrate a 5YHLS, or the housing delivery test indicates delivery substantially below (75%) the housing requirement, the presumption in favour of sustainable development will be implemented.
- 4.4 The housing delivery test will also influence whether LPAs have to prepare action plans to address a shortage in housing delivery. This will be required where a LPA falls below 95% of its housing requirement over a three year period. LPAs are encouraged to impose shorter time limit conditions than the default three year period to encourage faster implementation of planning permissions.
- 4.5 The revised NPPF proposes a change to the definition of affordable housing, with much greater emphasis on finding routes to home ownership rather than support for the rental market. The revised definition confirms that affordable housing is for those “whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)”. This new definition removes the differentiation between affordable and social rent, introduces starter homes, other discounted market sales housing and other affordable routes (shared ownership, equity loans and rent to buy) as affordable housing. The government proposes a requirement that major housing development provides at least 10% of homes to be available through affordable home ownership.

5. Ensuring vitality of town centres

- 5.1 The revised NPPF proposes that applicants would be required to “fully explore” town centre opportunities when undertaking a sequential assessment test, which could have implications for the level of evidence required. LPAs will be required to identify “edge of centre” sites for main town centre uses that are well

connected to the town centre and where viable town centre uses are not available.

6. Promoting sustainable transport

- 6.1 The policies on assessing the transport impact of proposals have been amended to refer to highway safety in order to make it clear that it is expected that designs should prioritise pedestrian and cycle movements, followed by access to high quality public transport (so far as possible).

7. Supporting high quality communications

- 7.1 The revised NPPF instructs LPAs to adopt policies which set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time. LPAs should also prioritise full fibre connections to existing and new developments, as these connections will, in almost all cases, provide the optimum solution.

8. Effective use of land

- 8.1 New policies support the implementation of minimum densities, particularly in town/city centres and locations with good public transport accessibility, including promoting the re-use of retail/employment land where there is a high housing demand. Other proposals include promotion of upward extensions and a flexible approach to policies/guidance relating to daylight and sunlight where it would inhibit making efficient use of a site.

9. Well-designed places

- 9.1 The revised NPPF encourages LPAs to provide more detailed design guidelines based on local context and promoting placemaking within communities, including the utilisation of assessment frameworks, thereby increasing the design quality of development. The previous requirement to avoid unnecessary prescription or detail on design has been removed.

10. Climate change

- 10.1 The revised NPPF clarifies that planning policies should support measures to ensure the future resilience of communities and infrastructure to climate change.

11. Flooding

11.1 The revised policies in the NPPF clarify that local plans should have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites.

12. Natural environment

12.1 The revised NPPF clarifies that the 'agent of change' (or applicant) should be responsible for mitigating the impact on their scheme of potential nuisance arising from existing development. It has been updated to align with the 25 Year Environment Plan and includes additional policy on strengthening existing networks of habitats and taking air quality fully into account.

13. Sustainable use of minerals

13.1 The revised NPPF includes additional text with regard to on-shore oil and gas development. The Government is seeking views on whether the revised planning policy for minerals would sit better in a separate document, alongside the Government's planning policy for waste. Views are also sought on whether the use of national and sub-national guidelines on future aggregates provision remains a relevant approach in establishing the supply of aggregates to be planned for locally.

Adapted from the Indigo Planning Briefing Paper (March 2018)

Report to: Land and Assets Panel

Date: 20 April 2018

Subject: **One Public Estate Group (OPE) Update**

Director(s): Liz Hunter, Interim Director of Policy and Strategy

Author(s): Rob Hignett

1 Purpose of this report

- 1.1 To update the Land and Assets Panel on the outcome of the One Public Estate (OPE) phase 6 funding allocations to the West Yorkshire Combined Authority.

2 Information

- 2.1 OPE is an established national programme delivered in partnership by the Cabinet Office Government Property Unit (GPU) and the Local Government Association (LGA). It provides practical and technical support and funding to councils to deliver ambitious property-focused programmes in collaboration with central government and other public sector partners. OPE partnerships across the country have shown the value of working together across the public sector and taking a strategic approach to asset management. At its heart, the programme is about getting more from collective assets - whether that's catalysing major service transformation such as health and social care integration and benefits reform; unlocking land for new homes and commercial space; or creating new opportunities to save on running costs or generate income.
- 2.2 Through the previous phases 4 and 5 the Combined Authority has already received revenue grants of £715,000 having signed the Memorandum of Agreement with the LGA and Cabinet Office Government Property Unit. Of the £715,000 a total of £595,000 is to be dispersed to West Yorkshire for specific projects with £120,000 retained by the Combined Authority for programme management.
- 2.3 There is a successful track record of providing revenue funding for funding feasibility works that has enabled helped develop OPE projects in the region. The partnership is currently delivering 10 projects that are forecast to deliver:

- £4.9m in capital receipts
- £3.7m in reduced running costs
- 16 new jobs, and,
- 67 new homes.

Case studies that demonstrate the type of OPE project being delivered include:

Wakefield Council – Connecting Care Hub, Waterton House, OPE funding of £25,000 supported the costs of surveys, architectural drawing a cost plan and benefits realisation plan. The project brings together therapists, social workers, pharmacists, carers support, and specialist nursing. The teams are now working together to pioneer joined up and coordinated health and social care services for older people and those with long term disabilities.

Kirklees Council – Batley Early Health Hub, OPE funding of £75,000 was provided to fund detailed and architectural drawings and a cost plan surveys on the under-utilised Batley Town hall. Providing part of a hub and spoke model of working, this is the first locality hub to provide accessible accommodation for use by multiple agencies. These include voluntary agencies, Council teams and Health and community partners. Kirklees Council committed capital funding to complete the refurbishment work and has benefitted from considerable learning from the project and is looking to develop similar hubs in Dewsbury, Slaithwaite and the centre of Huddersfield.

Calderdale Council – Halifax Fire Station. OPE funding of £30,000 was provided to complete surveys on the fire station, production of a cost plan and benefits realisation plan. The project relocates several of the council's existing depots and their teams and co-locates them with the West Yorkshire Fire Service. Through the project the Council is offering staff an improved workplace environment, more effective facilities for equipment and welfare and a more central depot location for their mobile teams. Key project milestones have now been achieved to date and funding from within the Council was secured for the project to proceed. The occupancy agreement is currently with CMBC legal department and the proposed works now out for tender.

2.4 The OPE phase 6 funding round was announced in August 2017, with a closing date for applications on 3 November 2017. A submission was submitted with input from Land and Assets Panel Chair (Cllr T Swift) and the Chief Executive (J Gedman) lead for Housing and Planning by the deadline date of 3 November 2017.

2.5 An initial funding allocation of £160,000 for the phase 6 programme was confirmed by the Cabinet Office on 11 December 2017. This will fund the following:

- Harrogate - Station Gateway – feasibility work to inform development scheme including town centre homes - £25,000.
- Calderdale – North Halifax Health and Social Care Village – creation of a Health and Social Care Village on a site owned by the council - £75,000.

- Combined Authority – programme management – Phase 6 partnership programme management - £60,000.

2.6 A further allocation as part of the phase 6 programme was confirmed on 9 March 2018 taking total phase 6 funding to £320,000. The additional allocation will fund the following:

- Wakefield - Revitalised City Centre - options appraisal - £40,000.
- Kirklees – Dewsbury Family Support Centre – feasibility and site investigations £40,000.
- Combined Authority - phase 2 – unlocking small housing sites across the Leeds City Region - £60,000.
- Combined Authority – further programme management costs - £20,000.

2.7 In addition to the £320,000 OPE funding confirmation was also received on 16 February 2018 that the Combined Authority has been allocated the sum of £662,125 capital funding from the Land Release Fund (LRF).

2.8 The LRF provides capital grant funding for land remediation and small scale infrastructure to bring forwards land that would otherwise not be viable. It is aimed solely at land owned by local authorities enabling land to be released for housing development.

2.9 The LRF capital funding allocation of £662,125 will fund a programme of remediation and infrastructure works to unlock the following local authority owned stalled sites, attracting SME's to deliver up to 103 new homes on 11 sites:

- Craven Council – 4 sites – 50 units
- Wakefield Council – 1 site – 11 units
- Leeds City Council – 4 sites – 34 units
- Selby Council – 2 sites – 8 units

3 Financial Implications

3.1 The Combined Authority signed a Memorandum of Understanding with the Cabinet Office for the OPE Phase 6 awards, along with the LRF funding agreements, on 15 March 2018 to ensure allocations were locked in before the end of the financial year.

4 Legal Implications

4.1 As above.

5 Staffing Implications

5.1 The projects in Harrogate, Calderdale, Kirklees and Wakefield will be delivered by partner councils with the Combined Authority undertaking a support and monitoring role.

5.2 Discussions with colleagues in partner councils, Homes England and Housing Associations partners are ongoing to agree the resources and delivery route for the LRF element.

6 External Consultees

6.1 No external consultations have been undertaken.

7 Recommendations

7.1 That the Land and Assets Panel notes the details of the allocations under phase 6 of the OPE programme.

8 Background Documents

None.

9 Appendices

None.

Land and Assets Panel Workplan April 2018

Theme	Current Activity	Policy Position	Leeds City Region Lead	LA Lead	Timescale to complete Task
Core Activities					
Leeds City Region Housing Vision	<ul style="list-style-type: none"> Vision document development to set out housing vision headlines for the Leeds City Region Potential launch of a document early summer 2018 	Housing Policy Position Statement April 2017 themes 1/2/3	Judith Furlonger/ Rob Hignett/ Alice Rowland	Kirklees/districts	Vision document to be completed by End May for launch by Members in June 18
NPPF Consultation Responses	<ul style="list-style-type: none"> Consultation launched by the Ministry of Housing Communities and Local Government- specifically to changes to the NPPF Framework and supporting housing delivery through developer contributions Draft guidance issued on Viability and Housing Delivery Test 		Alison Gillespie	Planning/ housing lead officers	Consultation ends 10 th May 2018
Accelerating Housing Growth	<ul style="list-style-type: none"> Support LA partners to capacity build and deliver strategic projects faster Support strategic partners such as Homes England and other investors to bring investment into the Leeds City Region and ensure market readiness of public sector owned sites Support Modern Methods Construction initiatives to support sector expansion Support SME activity across Leeds City Region and bring forward public sector sites suitable for SME development Support good quality Build for Rent sector expansion across the City Region Business Rates Pool fund pilot bid for the CA and Districts to help unlock stalled housing sites 	Housing Policy Position Statement April 2017 themes 1	Judith Furlonger/ Rob Hignett/ Alice Rowland /Jon Vickers	All Leeds City Region authorities	On-going, linked to Leeds City Region Housing Strategic Sites Pipeline
Leeds City Region Strategic Sites Pipeline	<ul style="list-style-type: none"> Develop an agreed list of Leeds City Region strategic projects which require infrastructure investment and /or additional capacity to support economic growth across the Leeds City Region Monitor progress and track delivery of strategic sites in the Leeds City Region Pipeline to be extended to include employment and Enterprise Zone site opportunities 	Housing Policy Position Statement April 2017 themes 1/3	Judith Furlonger/ Rob Hignett	All Leeds City Region authorities	Ongoing, draft Housing Strategic Sites Pipeline to be developed
Leeds City Region Historic Mills study	<ul style="list-style-type: none"> Study completed and to be reported back to Panel Agree next steps Develop links with Historic England colleagues working with districts across the City Region 	Housing Policy Position Statement April 2017 themes 1/3	Rob Hignett	Mills Review Officers Group	Study completed and to be signed off by Land and Assets Panel on 20th April 18
Land and Assets/One Public Estate/ Land Release Fund	<ul style="list-style-type: none"> Project manage West Yorkshire Combined Authority Phase 4 and 5 programmes Phase 6 allocation awarded and brought into the programme. 	Housing Policy Position Statement April 2017 themes 1/2/3	Judith Furlonger/ Jon Vickers/ Rob Hignett	All Leeds City Region authorities	Capital programme to be established for Land Release Fund.

Leeds City Region Partnership Development with external partners	<ul style="list-style-type: none"> Work strategically with Homes England to ensure successful delivery of programmes and develop funding opportunities for the Leeds City Region Strategic Sites Pipeline Support Panel and CA Chair conversations with regional HA's to explore strategic input by the sector. Liaison with National Housing Federation and attendance/ input into HA's NE, Yorkshire and the Humber Development Network 	Housing Policy Position Statement April 2017 themes 1/2/3	Judith Furlonger/ Rob Hignett	All City Region authorities	Support members conversations with HA sector, Homes England
Inclusive Growth Corridors	<ul style="list-style-type: none"> Input and provide resource to embed inclusive growth approach to housing agenda across the Leeds City Region. 	Housing Policy Position Statement April 2017 themes 1/2/3	Judith Furlonger/ Alice Rowland/ Rob Hignett/ Jon Vickers	All Leeds City Region authorities	Input and resource into the project- to be reviewed on a regular basis
Joint Evidence / Joint Working					
Housing Market Assessments/ Evidence base refresh	<ul style="list-style-type: none"> Annual update to be produced Evidence base to be reviewed and refreshed where necessary to support policy development 		Joe McTigue/ Judith Furlonger/ Alison Gillespie		Housing Market monitoring report 2018 to be presented July 18
Mapping inputs	<ul style="list-style-type: none"> One Public Estate ePims system: consider how to input epims detailed information to ma public sector assets 		Judith Furlonger	All Leeds City Region authorities/Homes England/Gov Depts	On going
Viability Assessment	<ul style="list-style-type: none"> Develop shared approach to build-costs to provide consistency in viability assessments and CIL charging Consider wider use of Leeds City Region Development Appraisal Tool – public sector developed appraisal tool to be used to compare and contrast/ pool information Offer joint training on viability issues for officers/members - COMPLETED 		Alison Gillespie	LeedsCC	Workshop delivered
Panel and Lead officer meeting support	<ul style="list-style-type: none"> Provide Panel/Chair's Briefing resource Coordinate Housing and Regeneration Exec Officers Meetings Coordinate One Public Estate Leadership Group and Land and Assets Officer Group support Support Directors of Development Meetings support Ensure Panel recommendations feed into LEP Board and Combined Authority reports where required 		Judith Furlonger/ Alison Gillespie/ Justin Wilson		On –going
Cultural Offer	<ul style="list-style-type: none"> Map Leeds City Region current culture, art and sport offer Engage with partners including LAs, national organisations and key local assets to identify Panel role in leading on/contributing to this agenda Work with partners to produce a coherent narrative around the offer which recognises places' unique strengths 		Jonathan Skinner/ Ellen Peacock/ Alice Rowland	All Leeds City Region authorities	On going

Grenfell Tower Response	<ul style="list-style-type: none"> Monitor the key conversations/issues that have arisen post-Grenfell and feed information back where necessary Identify potential areas where the Panel could support LAs in dealing with issues/changes 		Judith Furlonger/ Alice Rowland	All Leeds City Region authorities	
Completed Tasks					
Leeds City Region Housing Policy Position Statement April 17 Update	<ul style="list-style-type: none"> Leeds City Region to consult with authorities, EOG, DoD Formal sign off by the Combined Authority April 17 Provide regular updates and share best practice between Leeds City Region Authorities Explore further opportunities for Leeds City Region joint / collaborative working 		Rob Hignett/Judith Furlonger	All Leeds City Region authorities	COMPLETED Approved at the Combined Authority 6 th April 17
Responses to Housing White Paper Consultations	<ul style="list-style-type: none"> Input to White Paper consultations by 2st May Build to Rent Consultation announced in the White Paper response by 1st May 		Judith Furlonger/Justin Wilson/Rob Hignett	All Leeds City Region authorities	COMPLETED Responded white paper consultations by 1st and 2nd May deadlines.
Private Sector Stock Condition	<ul style="list-style-type: none"> BRE Commission/ agree project development to assess condition of private sector stock across the Leeds City Region - links to health and social integration of wider communities, linking to potential initiatives E.g. reduce trips and falls, health implications of damp, poorly insulated homes 		Rob Hignett	LA leads	COMPLETED Commission Completed March'17

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