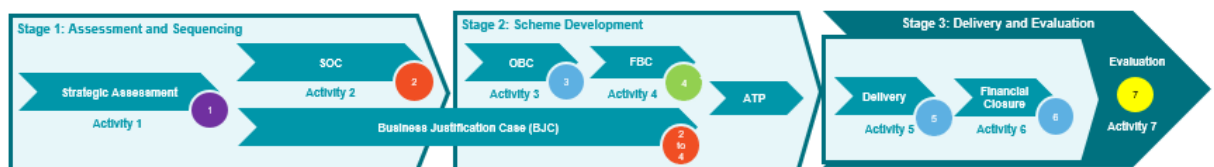




Report to:	Place, Regeneration and Housing Committee
Date:	29 February 2024
Subject:	Project Approvals
Director:	Liz Hunter, Director of Policing, Environment & Place
Author:	Craig Taylor, Head of Strategic Portfolio Office

1 Purpose of this report

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



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

2 Report

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

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

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

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

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

Housing Delivery - Brownfield Housing Fund

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

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

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

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

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

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

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

Progress to date

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

Scheme summaries

<p>BHF Bradford Road Idle Bradford</p>	<p><u>Scheme description</u></p> <p>The Bradford Road Idle scheme will remediate 0.4 hectares of brownfield land and develop 51 specialist senior living apartments on the former Blakehill Works in Idle, Bradford. The scheme will include 36 one-bedroom apartments, 15 two-bedroom apartments and 20 car parking spaces, including two disabled spaces.</p> <p>Communal gardens, a resident's lounge and a patio terrace will be included. Individual apartments will have either a private patio or a Juliette balcony.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>Photovoltaic panels will be installed on the roof of the building to reduce emissions and fuel costs. Sustainable travel will be encouraged for construction workers, staff, and homeowners. The site is located on a main bus route and homeowners will have access to an 'Enterprise Car Club' to promote sustainable travel and reduce reliance on a personal car.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.3:1 This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £10,783,362</p> <p>Total value of Combined Authority funding - £341,500</p> <p>Funding recommendation sought - £341,500</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Elland Town Hall Calderdale</p>	<p><u>Scheme description</u></p> <p>The Elland Town Hall scheme involves the renovation and conversion of the Grade II listed former Elland Town Hall.</p> <p>The scheme will produce 55 new rental apartments, including 44 one-bedroom and 11 two-bedroom apartments with refurbished commercial premises on the ground floor.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>Elland Town Hall lies within the Elland Town Centre conservation area and the new apartments and commercial space will enhance the vibrancy of the town centre area and contribute to its regeneration.</p> <p>The scheme will offer an increase in the number of rental properties available in Elland and the wider Calderdale district, which historically has seen lower level of housing completions in comparison to other areas.</p> <p>The scheme will assist in delivering Calderdale's Local Plan ambitions by providing 44 one-bedroom apartments which will help to address the expected increased demand from single person households.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1:1. This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (Full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £7,243,000</p> <p>Total value of Combined Authority funding - £840,000</p> <p>Funding recommendation sought - £840,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Hough Top Court Leeds</p>	<p><u>Scheme description</u></p> <p>The Hough Top Court scheme will develop 82, 100% affordable, new build council homes. The site for development is the former Hough Side High School. The school building was demolished in 2021/22.</p> <p>The homes will be comprised of 28 two-bedroom houses, 23 three-bedroom houses, four four-bedroom houses, 17 one-bedroom apartments and 10 two-bedroom apartments.</p> <p>The scheme is to be delivered with support from the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>The scheme will include 178 cycle spaces on the site along with a combined pedestrian cycle route on the northern part of the development. The scheme includes air source heat pumps and has a 'no gas' approach meaning no gas boilers will be installed at the properties.</p> <p>Electric vehicle charging points will be included in the development for all homes and all car parking spaces for the apartments.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 3:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £22,404,738</p> <p>Total value of Combined Authority funding - £1,640,000</p> <p>Funding recommendation sought - £1,640,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>Kirkby Road (Oaklands) Wakefield</p>	<p><u>Scheme description</u></p> <p>The Kirkby Road (Oaklands) scheme will deliver a total of 128 homes consisting of 16 two-bedroom houses, 68 three-bedroom houses, 37 four-bedroom houses and seven two-bedroom bungalows.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The development will use energy efficient materials in the fabric of the buildings, including in the blocks and insulation to reduce energy loss and achieve the highest possible energy rating. Heating systems are intended to be based on air source heat pumps, however gas supply heating will be an option made available. Electric vehicle charging points will be installed at every property.</p> <p>The developer employs local trades and includes an annual intake of apprentices. There are three apprenticeships as part of this scheme. The development is also located near established bus routes and is within three miles of three railway stations which provide access to employment and education opportunities.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 2.5:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £39,271,576</p> <p>Total value of Combined Authority funding - £1,257,484</p> <p>Funding recommendation sought - £1,257,484</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Leeds City Village Phase 1</p> <p>Leeds</p>	<p><u>Scheme description</u></p> <p>The Leeds City Village Phase 1 scheme will deliver 591 residential dwellings which will be developed in three blocks and includes 102 affordable housing units.</p> <p>The scheme will develop a mix of apartments comprising 288 one-bedroom, 266 two-bedroom and 37 three-bedroom apartments.</p> <p>The scheme will also deliver 8,385 square feet of commercial space for office use and community amenities including retail and leisure.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The scheme includes efficient heating and hot water systems including a Micro Combined Heat and Power Plan and low energy efficient lighting. The scheme includes provisions for electric vehicle charging and 299 cycle spaces.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 2.1:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £200,330,000</p> <p>Total value of Combined Authority funding - £7,667,000</p> <p>Funding recommendation sought - £7,667,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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**BHF Middlecross
Extra Care**

Leeds

Scheme description

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

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

The scheme is to be delivered through the Brownfield Housing fund.

Impact

The project will be built using low carbon alternatives to provide heating and hot water and will have high insulation standards, to support lower running costs for tenants. Proposals are being explored for a Ground Source Heat Pump Loop System to be installed.

This scheme forms part of Leeds City Council's Housing Growth Programme and supports priorities to provide accommodation to meet the needs for a number of groups with protected characteristics including older people.

The value for money assessment reflects a benefit cost ratio (BCR) of 2.3:1. This is categorised as high value for money.

Decision sought

Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).

Total value of the scheme - £19,472,238

Total value of Combined Authority funding - £1,300,000

Funding recommendation sought - £1,300,000

A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report

<p>BHF Parkwood Mills</p> <p>Kirklees</p>	<p><u>Scheme description</u></p> <p>The Parkwood Mills scheme will deliver 39 new homes and regenerate 0.92 hectares of brownfield land in the Huddersfield area.</p> <p>The site consists of two derelict mills and an existing car park which once redeveloped will provide four two-bedroom homes, four three-bedroom homes, four four-bedroom homes, 19 one-bedroom apartments and eight two-bedroom apartments.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>The development will improve the quality of housing in the neighbourhood and reduce anti-social behaviour.</p> <p>The scheme will retain one of the two existing mills which will result in reduced carbon emissions. In addition, the scheme will use recycled materials and meet low energy building standards.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.4:1. This is categorised as 'acceptable' value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £8,042,483.</p> <p>Total value of Combined Authority funding - £600,000.</p> <p>Funding recommendation sought - £600,000.</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF Plane Street</p> <p>Kirklees</p>	<p><u>Scheme description</u></p> <p>The Plane Street scheme will develop 30 affordable rented homes within the Kirklees area. The scheme will regenerate 1.86 acres of brownfield land.</p> <p>The scheme will be 100% affordable, delivering nine two-bedroom homes and 21 three-bedroom homes.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The scheme will adopt a fabric first approach that is fully compliant with building regulations. High levels of insulation will reduce heat loss.</p> <p>The scheme will adopt the principles of the Code for Sustainable Homes Level 3, which will allow the properties to achieve a 25% reduction in carbon emissions when compared to a similar home built to meet regulations.</p> <p>The site has good transport links providing further access to employment and education within Huddersfield and wider West Yorkshire areas.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.1:1. This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £8,917,379</p> <p>Total value of Combined Authority funding - £450,000</p> <p>Funding recommendation sought - £450,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>BHF St Cecilia Street Leeds</p>	<p><u>Scheme description</u></p> <p>The St Cecilia Street scheme will develop 78 social rented apartments in Leeds, comprising of 46 one-bedroom apartments, 28 two-bedroom apartments and four three-bedroom apartments. 38 cycle storage spaces will be provided.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p><u>Impact</u></p> <p>All 78 apartments will be delivered to a standard exceeding building regulations by using low carbon hot water systems, low water usage products, and high levels of insulation throughout the building. The scheme will connect to the Leeds Pipes Heat Network.</p> <p>30% of the homes will be developed to standards for accessible and adaptable dwellings and 2% of the homes will be developed to wheelchair adaptable standards.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1:1 This is categorised as acceptable value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £17,889,004</p> <p>Total value of Combined Authority funding - £1,250,000</p> <p>Funding recommendation sought - £1,250,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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Other decisions relevant to the Place, Regeneration and Housing Committee

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

4 Information

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

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

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

Projects in Stage 1: Assessment and Sequencing

4.3 There are no schemes to review at this stage.

Projects in Stage 2: Scheme development

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

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

Background

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

4.9 The scheme objectives are:

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

4.10 The scheme aligns with the following Mayoral priorities:

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

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

Outputs and Outcomes

4.12 The scheme outputs include:

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

4.13 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

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

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

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

Inclusive Growth Implications

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

Equality and Diversity Implications

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

Consultation and Engagement

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

Risks

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

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

Costs

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

Recommendations

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

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

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

Background

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

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

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

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

Outputs and Outcomes

4.44 The scheme outputs include:

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

4.45 The scheme outcomes are:

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

Tackling the Climate Emergency Implications

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

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

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

Inclusive Growth Implications

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

Equality and Diversity Implications

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

Consultation and Engagement

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

Risks

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

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

Costs

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

Recommendations

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

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

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

Background

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

- Remediate approximately 2.5 hectares of brownfield land.

4.72 The scheme aligns with the following Mayoral priorities:

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

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

Outputs and Outcomes

4.74 The scheme outputs include:

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

4.75 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

4.77 The scheme tackling climate emergency implications are:

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

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

Inclusive Growth Implications

4.78 The scheme inclusive growth implications include:

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

Equality and Diversity Implications

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

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

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

Consultation and Engagement

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

Risks

4.83 The scheme risks and mitigations are:

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

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

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

Costs

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

Recommendations

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

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

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

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

Background

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

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

4.99 The scheme supports the following Mayoral priorities:

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

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

Outputs and Outcomes

4.101 The scheme outputs include:

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

4.102 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

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

Inclusive Growth Implications

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

Equality and Diversity Implications

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

Consultation and Engagement

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

Risks

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

Costs

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

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

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

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

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

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

Recommendations

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

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

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

Background

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

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

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

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

Outputs and Outcomes

4.130 The scheme outputs include:

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

4.131 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

Inclusive Growth Implications

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

Equality and Diversity Implications

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

Consultation and Engagement

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

Risks

4.142 The scheme risks and mitigations include:

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

Costs

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

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

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

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

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

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

Appraisal Summary

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

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

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

Recommendations

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

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

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

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

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

Background

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

4.159 The scheme aligns with the following Mayoral priorities:

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

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

Outputs and Outcomes

4.161 The scheme outputs include:

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

4.162 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

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

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

Inclusive Growth Implications

4.167 The scheme inclusive growth implications include:

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

Equality and Diversity Implications

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

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

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

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

Consultation and Engagement

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

Risks

4.173 The scheme risks and mitigations include:

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

Costs

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

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

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

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

Recommendations

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

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

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

Background

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

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

4.190 The scheme supports the following Mayoral priorities:

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

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

Outputs and Outcomes

4.192 The scheme outputs include:

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

4.193 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

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

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

Inclusive Growth Implications

4.198 The scheme inclusive growth implications include:

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

Equality and Diversity Implications

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

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

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

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

4.203 No protected characteristic groups appear to be negatively impacted.

Consultation and Engagement

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

Risks

4.205 The scheme risks and mitigations include:

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

Costs

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

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

Recommendations

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

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

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

Background

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

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

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

Outputs and Outcomes

4.223 The scheme outputs include:

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

4.224 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

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

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

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

Inclusive Growth Implications

4.230 The scheme inclusive growth implications include:

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

Equality and Diversity Implications

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

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

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

Consultation and Engagement

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

Risks

4.235 The scheme risks and mitigations include:

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

Costs

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

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

4.238 The remaining funding is:

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

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

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

Appraisal Summary

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

Recommendations

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

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

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

Background

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

4.250 The scheme supports the following Mayoral priorities:

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

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

Outputs and Outcomes

4.252 The scheme outputs include:

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

4.253 The scheme outcomes are:

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

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

Tackling the Climate Emergency Implications

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

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

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

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

Inclusive Growth Implications

4.259 The scheme inclusive growth implications include:

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

Equality and Diversity Implications

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

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

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

Consultation and Engagement

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

Risks

4.264 The scheme risks and mitigations are:

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

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

Costs

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

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

4.267 The remaining funding is:

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

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

Future Assurance Pathway and Approval Route

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

Other Key Timescales

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

Assurance Tolerances

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

Assurance tolerances

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

Appraisal Summary

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

Recommendations

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

Projects in Stage 3: Delivery and Evaluation

4.275 There are no schemes to review at this stage.

5 Tackling the Climate Emergency implications

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

6 Inclusive Growth implications

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

7 Equality and Diversity implications

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

8 Financial implications

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

9 Legal implications

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

10 Staffing implications

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

11 External consultees

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

12 Recommendations (Summary)

BHF Bradford Road Idle

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

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

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

BHF Elland Town Hall

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

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

BHF Hough Top Court

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

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

BHF Kirkby Road (Oaklands)

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

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

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

BHF Leeds City Village Phase 1

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

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

BHF Middlecross Extra Care

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

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

BHF Parkwood Mills

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

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

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

BHF Plane Street

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

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

BHF St Cecilia Street

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

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

13 Background Information

13.1 None as part of this report.

14 Appendices

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

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

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

Decisions made by the Combined Authority on 16 March 2023

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

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

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

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

Decisions made by the Combined Authority on 7 September 2023

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

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

Decisions made by the Combined Authority on 12 October 2023

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

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

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

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

Decisions made by the Combined Authority's Chief Executive

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

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