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Report to: Land and Assets Panel

Date: 5 January 2018

Subject: LCR Redundant Mills – Feasibility and Investment Framework

1 Purpose

- 1.1 To update the Land and Assets Panel on the progress on the commission to undertake a feasibility and investment framework for underused and redundant mills buildings in the five West Yorkshire authorities.

2 Information

- 2.1 At the Directors of Development meeting on the 1 December 2017 a joint presentation was made by Trevor Mitchell of Historic England and Stephen Miles of Cushman and Wakefield. The presentation identified a number of successful developments that have brought historic mills back into effective use. The presentation also identified a number potential priority sites and opportunities across the LCR.
- 2.2 It is estimated that there are over 1,350 redundant mill buildings across the region with the capacity to deliver up to 27,000 homes and 150,000 jobs. Problems of condition, ownership, assembly and gap funding exist, but there are huge opportunities for growth including local fiscal and tax benefits.
- 2.3 At the 1 December 2017 meeting Directors of Development resolved to contribute funding for initial feasibility, to assess the opportunities and to potentially create a mills programme, high level business case and identify cross cutting outcomes.
- 2.3 At the Directors of Development on the 3 of February 2017, it was agreed that the authorities wishing to join the commission should identify 2 redundant mill buildings and a funding contribution to the study, it was also agreed that match funding for the study should be sought from Historic England. An update report was provide for the Land and Assets Panel (then the Land and Assets Board) on the 14 July 2017.
- 2.4 Cushman and Wakefield were formally commissioned to undertake the study in July 2017, despite initial difficulties they have now been able to engage with all of the owners of each of the 10 mills buildings across the City Region.
- 2.5 An initial assessment of the investment strategy and options for each of the 10 mills developed by Cushman and Wakefield following engagement with the mill owners this initial assessment is detailed in **Appendix 1**.

- 2.6 Cushman and Wakefield have drafted a number of initial actions that will require consideration, in light of the resource implications in relation to capital and revenue funding to support further work, as follows:

West Yorkshire Combined Authority

- Resource a dedicated project manager
- Coordinate development and implementation of mills investment programme
- Establish and administer West Yorkshire Mills Redevelopment Working Group
- Ring fence funding for investment programme

Homes and Communities Agency (HCA)

- Proactive alignment of HCA funding sources with identified schemes
- Commit staff resource to development / implementation of investment programme (including attendance at Working Group)

West Yorkshire Local Authorities

- Identify officer with appropriate skills and experience as lead for researching and developing business cases for mill regeneration projects
- Apply powers and resources to align with intervention needs of priority schemes

Historic England

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

- 2.7 Cushman and Wakefield are due to finalise the report in early 2018, after agreement with the joint funders Historic England. Once finalised, the report will be circulated to Directors of Development for comment.

3 Recommendations

- 3.1 That the Land and Assets Panel note the contents of the report and initial actions for consideration detailed in paragraph 2.6, in light of the resource implications.