

PLACE PANEL

MEETING TO BE HELD AT 2.00 PM ON THURSDAY, 28 JANUARY 2021

Remote Meeting to be livestreamed here:

<https://www.youtube.com/channel/UCazjNSGpqZZT41Vibn2ZK9A/live>

(copy and paste the link in your browsers)

A G E N D A

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- 2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**
- 3. EXEMPT INFORMATION - EXCLUSION OF THE PRESS AND PUBLIC**
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- 5. WEST YORKSHIRE HOUSING PARTNERSHIP PROSPECTUS**
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Signed:

A handwritten signature in black ink, consisting of the letters 'BSM' in a stylized, cursive font, with a long horizontal line extending from the bottom of the 'M'.

**Managing Director
West Yorkshire Combined Authority**



**MINUTES OF THE MEETING OF THE
PLACE PANEL
HELD ON WEDNESDAY, 14 OCTOBER 2020 AT 2:00 PM AS A
REMOTE MEETING**

Present:

Councillor Tim Swift MBE (Chair)	Calderdale Council
Amir Hussain	Architect / Professional services
Councillor Tim Cheetham	Barnsley MBC
Councillor Richard Foster	Craven District Council
Councillor Peter McBride	Kirklees Council
Councillor Lisa Mulherin	Leeds City Council
Councillor Richard Musgrave	Selby Council
Councillor Alex Ross-Shaw	Bradford Council
Councillor Jane Scullion	Calderdale Council
Councillor Andrew Waller	City of York Council
Helen Lennon (Advisory Representative)	LCR Housing Partnership

In attendance:

Judith Furlonger	West Yorkshire Combined Authority
Alison Gillespie	West Yorkshire Combined Authority
Alan Reiss	West Yorkshire Combined Authority
Ian Smyth	West Yorkshire Combined Authority
Janette Woodcock	West Yorkshire Combined Authority

12. Apologies for absence

Apologies for absence was received from Councillor Susan Hinchcliffe, Andrew Latchmore and Jacqui Gedman.

13. Declarations of Disclosable Pecuniary Interests

Cllr Jane Scullion asked it to be noted that she is member of the Yorkshire and Humberside Flood initiative.

14. Exempt Information - Exclusion of the press and public

There were no items on the agenda requiring exclusion of the press and public.

15. Minutes of the meeting of the Place Panel held on 28 July 2020

Resolved: That the minutes of the Place Panel held on 28 July 2020 be approved.

16. Place Narrative

The Panel considered a report and verbal update on progress on the development of the Place Narrative'

An overview of progress towards a full draft of content was provided to the Panel at the 28 July 2020 meeting. At that meeting it was confirmed that following feedback from Panel members the narrative was to be progressed as a Storymap, which is a web-based application that enables maps to be shared in the context of narrative text and other multimedia content. The StoryMap includes maps, narrative text and images (videos and embedded items can also be included). This ability to include dynamic content helps to describe the places in our city region and allow the user to navigate the document to points of interest.

The Panel was asked to also consider the following questions:

Is the StoryMap tool is a useful way to present the Place Narrative content and do you find it easy to use?

Does the 'Our Places' section help to describe the character and diversity of the city region? and if not, how could this be further strengthened?

Are the 6 challenges the right ones and if not, what do you think is missing from this section that would help to explain / inform our approach to infrastructure investment?

Is the summary of our infrastructure investments useful, and is it well aligned with the challenges identified Place Narrative? If not, how could this be further strengthened?

The Panel discussed the content of the report and asked that the slides be circulated following the meeting. The Panel was also asked to continue to provide further feedback which would be welcomed up until the deadline of 20 November.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the direction of travel be endorsed.

17. Urban Design Support

The Panel considered a report and verbal update on achievements over the past 18 months on the urban design support programme being delivered by the Combined Authority and funded using an allocation of £180,000 from MHCLG.

Through surveys, workshops and meetings, an assessment was carried out of design capacity across the region's planning authorities, producing a report in January 2020 which was sent to panel members in February.

The programme has also included bespoke support to a several planning authorities, facilitating a knowledge-sharing network, providing a training programme and advising colleagues on programmes such as Mass Transit. Proposals for its evolution to reflect the changes brought by devolution and to take on board feedback from colleagues were outlined.

The Panel discussed the content of the report and provided feedback and said that the piece of work had been well received.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the feedback and comments of the Panel be noted.

18. Towns Fund Update

The Panel considered a report to update on the Towns Fund programme and a presentation on progress to date from the Cities and Local Growth Unit.

On 6 September 2019, the Secretary of State for Housing, Communities and Local Government announced a £3.6 billion Towns Fund as part of the Government's 'levelling up' agenda. A prospectus was released in November detailing requirements for towns to consider in preparing for a Town Deal, with further guidance issued in June. Each selected town can bid for up to £25million.

Eight West Yorkshire towns have been selected to develop proposals:

The Place Panel was asked to note the report.

Resolved: That the contents of the report be noted.

19. Spatial priority areas refresh

The Panel was presented with a report to discuss proposed changes to Spatial Priority Areas (SPAs).

Initiated by a request by one of the West Yorkshire partner councils to add a new Spatial Priority Area, the Combined Authority has refreshed all SPAs. SPAs were established in the first version of the Strategic Economic Plan (SEP) in 2014 under Priority 4: Infrastructure for Growth. They were defined as the largest and / or most strategic growth opportunities within our city region.

Additional SPAs were introduced as part of the SEP refresh in 2016. Following a review of the existing SPA and call for new SPAs (West Yorkshire authorities only), it was considered that the current SPA categories, which were focused on growth opportunities, (Main Centres, Housing Growth Areas, Employment Growth Areas) were no longer aligned well with our strategic policy position and did not allow for the inclusion of the priorities being put forward by local authorities as new SPAs. In response, in partnership with all local authorities, new categories have been developed and these reflect wider policy priorities including regeneration and urban renewal, towns fund locations and economic and environmental resilience. Chief Planning Officers, Strategic Place Officer Group and Directors of Development have supported the SPA refresh process and inputted to the changes proposed.

The Panel was asked to note the contents of the report and provide any feedback on this revised approach to identifying and categorising SPA's and discuss the draft list of proposed SPAs listed at Paragraph 1.8 of the report and to be included in the emerging Place Narrative and Strategic Economic Framework (SEF)

The Panel discussed and provided feedback on the revised approach

Resolved:

- (i) That the contents of the report be noted.
- (ii) That feedback on the revised approach was noted.

20. Housing Affordability and Needs Study

The Panel considered a report to update on the Leeds City Region Housing Affordability & Need Study, commissioned as part of the emerging Connectivity Strategy

The Leeds City Region Housing Affordability & Needs Study was commissioned in February 2020 to provide an in depth understanding on issues relating to the affordability of housing and its impact on access to good quality housing in the region. Nationally, using house price to income/earnings ratios (as used by ONS) many places across the City Region (particularly West Yorkshire) are classed as affordable. This study recognises that these measures do not fully take into account wider factors that impact affordability such as transport and wider costs of living, including the quality of housing.

The Panel discussed the implications of the findings for the region and gave their views regarding the findings of the study and noted that further engagement with district officers is underway regarding use of the study in shaping policy at a regional level.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the views and feedback of the Panel regarding the findings of the study and further engagement regarding use of the study in shaping policy at regional level be noted.

21. 'Housing Update - Brownfield Housing Fund and Revenue Fund

The Panel considered an updated report on an allocation for the Brownfield Housing Fund programme and to outline the assurance process for the programme (subject to Combined Authority approval).

The report highlighted the relationship between the Brownfield Housing Fund and revenue funding secured through the devolution deal and the Getting Building Fund.

The Panel discussed the report and provided feedback on the contents of the report.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That further feedback and comments provided by the Panel be noted.

22. Flood Risk Pipeline Refresh

The Panel considered a report to provide an update on the Combined Authority's pipeline of priority Flood Risk Management (FRM) schemes which form the basis of the Combined Authority's engagement with Government.

This report seeks endorsement of the updated priority schemes and asks that the Panel consider how the programme can be submitted to government and the role of any potential external communications.

The Panel discussed the progress made and endorsed the updated Combined Authority's programme of priority flood risk management schemes for investment and considered what level of external communications would be appropriate alongside the Combined Authority's engagement with

government.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the Panel considered how the programme can be submitted to government and agreed that the updated priority schemes be endorsed.

23. One Public Estate Phase 8 Bid

The Panel considered a report to inform that the invitation to apply for One Public Estate (OPE) Phase 8 revenue and capital funding was released on the 9 September 2020 with a deadline for submissions of **12 November 2020**.

The Panel was asked to agree that the Place Panel Chair in liaison with Chief Executive Lead for Place Panel and the West Yorkshire Combined Authority Managing Director approve a bid application by the OPE partnership (comprising all the Leeds City Region districts except York and Barnsley) by the submission deadline.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the Place Panel Chair in liaison with the Chief Executive Lead for Place Panel and West Yorkshire Combined Authority Managing Director approve a bid application by the OPE Partnership be endorsed.

24. Planning Consultations

The Panel considered a report to provide information relating to the government consultations regarding changes to the Planning System. There are two consultations running in parallel, changes to the current planning system and planning for the future

The Panel discussed and provided comments on the contents of the report and agreed to endorse the direction of travel on the Planning White Paper consultation.

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the Planning White Paper consultation response be endorsed.

25. Date of the next meeting 28 January 2021

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Report to: Place Panel

Date: 28 January 2021

Subject: **West Yorkshire Housing Partnership Prospectus**

Director: Alan Reiss, Director Policy, Strategy and Communications

Author(s): Rebecca Greenwood- Policy Officer

1. Purpose of this report

- 1.1 To provide Panel Members with an update on the work of the West Yorkshire Housing Partnership (WYHP) and background to the presentation that will be given at the meeting by Helen Lennon, Chief Executive, Connect Housing and Chair of WYHP and Nick Atkin, Chief Executive, Yorkshire Housing

2. Information

Background

- 2.1 The West Yorkshire Housing Partnership - WYHP (formerly known as the Leeds City Region Housing Association Partnership) was established in March 2019. The partnership is chaired by Helen Lennon, Chief Executive of Connect Housing based in Dewsbury and has a membership of 24 housing associations, 10 of which have their headquarters based in West Yorkshire. Helen is also a member of the Place Panel.
- 2.2 The partnership previously included members from York, Craven, Harrogate and Selby however had decided to reduce its membership to West Yorkshire only to align with the geography of the constituent members of the Combined Authority and the Mayor (when elected).
- 2.3 The partnership was originally set up to promote ways in which the housing association sector could work collaboratively with the Combined Authority and partner Local Authorities to achieve collective regional outcomes. The partnership now includes representatives from Leeds Council and Kirklees Council as two of the large stock holding Local Authorities in West Yorkshire and is geared towards promoting affordable housing in the region.

Prospectus

- 2.4 Since the announcement of the West Yorkshire devolution deal the WYHP has sought to broaden the relationship with the Combined Authority and to influence and have a role in shaping the policies of the future West Yorkshire Mayor. (note: Leeds Council and Kirklees Council have not been involved in the development of the prospectus or in seeking to influence any political positions). In the last three months the partnership has developed its prospectus which sets out;

'How we can work with the West Yorkshire Combined Authority (WYCA) to help deliver its vision. It is intended as a start point for discussion with WYCA, mayoral candidates and local authorities around how we can deliver change together.'

- 2.5 The prospectus outlines five ambitions the partnership wants to work closely with the Combined Authority, its partners and mayor on;
- Building new homes
 - Climate emergency and fuel poverty
 - Regenerating local areas
 - Connecting people to economic opportunity
 - Supporting health care and homelessness

Each ambition is structured by setting out the challenge and opportunity, what housing associations in the region are doing to address this now and what more could be done through collaborative working

- 2.6 The prospectus was launched among the Housing Association partners on 5th October. Councillor Hinchcliffe gave a keynote welcoming address and Tom Stannard as Chair of Directors of Development formed part of the panel discussion. The prospectus was launched publicly on 21st October and the housing association members of the WYHP are currently undertaking a series of engagements with potential mayoral candidates and with some of the Combined Authority officer groups such as the Directors of Development and Strategic Place Officers.
- 2.7 A copy of the prospectus is at appendix 1 of this report. Panel Members will be provided with a presentation at the meeting from Helen Lennon, Chief Executive, Connect Housing and Chair of WYHP and Nick Atkin, Chief Executive, Yorkshire Housing on the work of the partnership and to open up discussion how collaboration with the WYHP could support the strategic priorities of the region.

3. Financial Implications

- 3.1 There are no financial implications arising from this report

4. Legal Implications

- 4.1 There are no legal implications arising from this report

5. Staffing Implications

- 5.1 There are no staffing implications arising from this report

6. External Consultees

- 6.1 The prospectus is an external document from the West Yorkshire Housing Partnership. Combined Authority Officers attend the WYHP meetings in advisory roles but the partnership is not a group that is run or formalised by the Combined Authority.

7. Recommendations

- 7.1 That Place Panel note the contents of the report and discuss collaboration with the WYHP following the presentation at the meeting

8. Appendices

- 8.1 West Yorkshire Housing Partnership Prospectus

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Housing Associations, Devolution and the West Yorkshire Combined Authority:

A prospectus for partnership and action to deliver homes and support neighbourhoods, inclusion, growth and sustainability.

September 2020



The background of the slide is a long-exposure photograph of a multi-lane highway at night. The image shows bright, curved light trails from vehicles, creating a sense of motion. The highway is flanked by dark, silhouetted hills and some distant lights. The overall color palette is dark, with the light trails providing a strong contrast.

Bradford
Calderdale
Kirklees
Leeds
Wakefield

Preface

Devolution in West Yorkshire presents an unprecedented opportunity for housing associations to work in partnership together and with the West Yorkshire Combined Authority and local authorities to achieve shared goals.

Naturally, working together will include focus on providing more and better homes. But it is also about regenerating our places, contributing to local economies and COVID recovery, advancing low carbon ambitions, combatting homelessness, supporting good health and connecting people to jobs, skills and opportunity.

This prospectus, prepared by West Yorkshire Housing Partnership, sets out how we can work with the West Yorkshire Combined Authority (WYCA) to help deliver its vision. It is intended as a start point for discussion with WYCA, mayoral candidates and local authorities around how we can deliver change together.

Our proposals focus on five ambitions that support the devolution deal and Local Industrial Strategy (LIS) goals, respond to diversity, and will assist recovery from COVID-19 impacts:

-
- 1 Building new homes**
 - 2 Tackling the climate emergency and fuel poverty**
 - 3 Regenerating local areas**
 - 4 Connecting people to economic opportunity**
 - 5 Supporting health, care and homelessness**
-

The opportunities discussed around these ambitions illustrate what is possible and potential ways forward. But they are also high level and flexible enough to allow evolution and innovation in response to local messages, practicalities and goals.

Combining our collective efforts, expertise and will with those of the Combined Authority and its partners will enable a breadth, scale and pace of action that has not previously been possible. Doing so would help the Combined Authority to make a difference using the freedoms and resources that devolution provides; efficiently deliver on our shared ambitions and goals as housing providers; and transform the lives of local people in every part of West Yorkshire.

Collectively we have...

Financial turnover:

£709,670,000

Total combined turnover for the ten housing associations during 2018/19

Housing stock:



140,578

Total number of homes owned or managed on 31 March 2020



91,463

Homes owned or managed in the five West Yorkshire districts



34,937

Total homes in Wakefield



27,515

Total homes in Bradford



13,424

Total homes in Leeds



11,135

Total homes in Calderdale



4,452

Total homes in Kirklees

Carbon reduction:



2,838

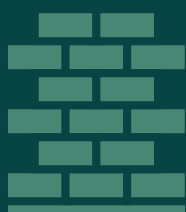
Number of tonnes of CO2 reduced during 2019/20



4.10%

Percentage of CO2 reduced during 2019/20

New development:



5,347

Total number of new affordable homes built over last three years - 2017/18, 2018/19 and 2019/20



2,105

New affordable homes built over last three years - 2017/18, 2018/19 and 2019/20 in West Yorkshire only



575

Total number of new market sale homes built over last three years - 2017/18, 2018/19 and 2019/20



338

New market sale homes built over last three years - 2017/18, 2018/19 and 2019/20 in West Yorkshire only

2,724

Annual target for new affordable homes delivered



535

Annual target for market sale homes delivered



Residents helped:



3,173

Total number of West Yorkshire residents assisted with skills, inclusion and employability during 2019/20

Workforce:

5,236

Total number of employees for the ten housing associations

3,751

Total number of employees living in West Yorkshire

£28,290

Average salary of West Yorkshire employees



111

Total number of apprentices we've employed so far

90

Number of apprentices we've employed so far in West Yorkshire

Housing associations & ambition



Housing associations & ambition

Housing associations in West Yorkshire recognise the huge opportunity provided by devolution, the ambitions of the emerging Local Industrial Strategy (LIS), and the need to bounce back and create a bright, resilient and equitable future in the wake of COVID-19.

This prospectus, prepared by West Yorkshire Housing Partnership, sets out how we can work with the West Yorkshire Combined Authority (WYCA) to help deliver its vision. It is intended as a start point for discussion with WYCA, mayoral candidates and local authorities around how we can deliver change together. The five ambitions it presents offer a clear idea of what is possible and potential ways forward, but are also high level and flexible enough to allow evolution and innovation in response to local messages, practicalities and goals.

Housing associations are uniquely placed to contribute to the future of West Yorkshire. We are dynamic social businesses with a long term interest in the places we work in and the people and communities we serve, but also independent, commercially aware organisations that can make things happen and deliver real change.

We can help West Yorkshire to deliver many of the 5,000 additional homes it needs per year to meet identified need, and we can do much more besides. That includes regenerating our places, contributing to local economies and COVID-19 recovery, advancing low carbon ambitions, supporting health, combatting homelessness and connecting people to jobs, skills and opportunity.

In 2020, we also supported health and wellbeing through our COVID-19 response and recovery work, including to assist with benefits, debt and to prevent homelessness.

Crucially, as organisations with stakeholders rather than shareholders, we do not direct dividends to distant parties or seek quick and maximum profit at the expense of long term, sustainable solutions. Our values are about social wellbeing, as well as serving and bettering the places we are rooted in and the people who live in them. We invest everything we make back into local communities.

We share the vision of diverse and inclusive growth articulated in the LIS to transform Leeds City Region by boosting productivity, improving skills, helping businesses to grow and tackling the climate emergency so that everyone can benefit from a strong economy.

Above all, we see the potential to work together. We know we could deliver more in West Yorkshire and direct a greater proportion of our investment, new homes and activity here if obstacles to doing so are removed through creative solutions and partnership working. As housing associations coming together with a single voice as the 'West Yorkshire Housing Partnership' we aim to make that easy.

New partnership for more and better homes



New partnership for more and better homes

The announcement of a directly elected Mayor for West Yorkshire in May 2021 presents a unique opportunity.

By making decisions in West Yorkshire about West Yorkshire, we can improve the lives of local people. To do this, we need a new partnership which places the need for more and better homes at the forefront of the agenda.

To develop and embed a future relationship and to drive and oversee subsequent delivery, we propose a new 'compact' between our group of independent housing associations, working together with a single voice, and the Combined Authority and its local partners. Strategically, this will allow straightforward and strategic conversations between decision makers that set the direction and priorities and frame the resources that support them. At practitioner level, this can be backed by work to agree detail around specific opportunities and projects, building on existing collaboration.

Partnership is key to the way we and other housing associations work, including with each other; with the communities we operate within; directly with local authorities; alongside local authorities and the private sector; and potentially with the Combined Authority. The latter model has successfully been used in other parts of England, for example in Greater Manchester where housing providers have come together to form the Greater Manchester Housing Providers Group. Another model, used in the Liverpool City Region, is the appointment of a housing association Chief Executive as a Mayoral Advisor. We are flexible in terms of the type of structure to be employed and have no set partnership model in mind.

The guiding principle of building this partnership is about action rather than words. It must lead to change and benefits that would not otherwise occur, and of a scale and value that makes working together worthwhile for all those involved.



Partnership is key to the way we and other housing associations work

Five ambitions, one goal

Five ambitions, one goal

We see five broad win-win ambitions where great progress can be achieved to support the devolution deal and LIS goals, and to assist recovery from COVID-19 impacts:

- 1 Building new homes**
- 2 Tackling the climate emergency and fuel poverty**
- 3 Regenerating local areas**
- 4 Connecting people to economic opportunity**
- 5 Supporting health, care and homelessness**

These ambitions are interlinked and mutually reinforce one another. They enhance the physical fabric of homes and places, the social fabric of our communities and the economies that underpin them. Realising these opportunities together will support the region's vision for inclusive growth encompassing wealth creation, quality of life, and a sustainable, resilient future.

Five intergrated ambitions:

1. Building new homes		2. Climate emergency and fuel poverty	
3. Regenerating local areas		4. Connecting people to economic opportunity	
5. Supporting health, care and homelessness		This is our offer to West Yorkshire.	

West Yorkshire today

A teal-tinted photograph of a busy street in West Yorkshire. The street is paved with cobblestones and lined with trees and historic buildings. Several people are walking along the sidewalk, and a few are standing near a shop with large glass windows. The overall atmosphere is lively and urban.

West Yorkshire today

West Yorkshire covers a sizeable, geographically varied area spanning urban and more rural areas in all of its five districts, and combining a great deal of hilly terrain with flatter land to the East.

It has one of the greatest concentration of cities in England and considerable commuting flows, but is on the doorstep of two national parks. Economically it includes prosperous and desirable areas, but also some of the most disadvantaged places in England. Its population of over 2.3 million people is diverse in every respect, including ethnically and in terms of health and economic disparities.

As organisations that are of the North as well as working within it, we are fully committed to the levelling up agenda, both with regards to narrowing the prosperity gap between West Yorkshire and the national average, and to ensuring that places within it – including smaller towns and deprived communities – are not left behind. Historically, some areas have prospered, such as the West of Yorkshire part of the ‘golden triangle’ between Leeds, Harrogate and York, whereas less attention has been given to smaller towns such as Keighley (in Bradford), Todmorden (in Calderdale), Dewsbury (in Kirklees) or Pontefract (in Wakefield). Levelling up also means levelling up within West Yorkshire itself.

As local housing associations we know West Yorkshire and its myriad places, and are committed to its communities and their future. We have the know-how and flexibility to develop in tricky areas such as hilly and contaminated sites. We tailor homes and developments to local people’s needs.



Over 2.3 million people live in West Yorkshire

West Yorkshire today

Diversity

West Yorkshire is one of the most ethnically diverse areas in England. In the 2011 census, 18.2% of West Yorkshire residents classified themselves as non-White including 11.6% South Asian, 2.1% Black, 2.1% Mixed and 2.4% Other. In cities such as Bradford the number is much higher with 37% classing themselves as non-White.

Communities with high BAME populations can experience acute levels of social deprivation which impact on people's health. Overcrowding is also a significant issue for many BAME families, particularly Pakistani and Bangladeshi households.

It was therefore not a surprise when numerous studies showed that Covid-19 has had a disproportionate impact on the health of BAME people, including in West Yorkshire. A Public Health England report concluded that people in the UK of Chinese, Indian, Pakistani, Other Asian, Caribbean and Other Black ethnicity had between a 10% and 50% higher risk of death from Covid-19 when compared to White British.

The virus is also likely to have equally imbalanced consequences for their employment and housing prospects. A recent survey conducted by charity Hope Not Hate¹ found that individuals of BAME origin living in the UK were twice as likely to have lost their job during the pandemic, and a third more likely to have had their hours reduced. Further, the study discovered that 9% of respondents had struggled to pay their rent during the pandemic, against around 5% nationally.

Devolution provides the directly elected Mayor with a gilt-edged opportunity to establish West Yorkshire as a standard bearer for inclusion with people from all ethnicities, including pathways to access high quality affordable homes and a better quality of life.

Commitment to enhancing inclusion for diverse communities is at the core of the integrated approach in this prospectus and spans all five of its Ambitions. Reflecting this, our activities and proposals will have particular benefits for diverse neighbourhoods and BAME communities, including:

Ageing well -

Creating an environment where older BAME people can live healthy and fulfilled lives.

BAME homelessness -

Enabling people from diverse backgrounds to access and sustain housing.

Equality of opportunity -

Facilitating access to good quality education, training and jobs for BAME people.

Diverse and thriving cities -

Investing in inner city areas to facilitate social cohesion and vibrant places to live and prosper.

Research, targeted funding and stimulating economic activity will be important to achieving these goals.

¹ <https://www.politicshome.com/news/article/bame-brits-twice-as-likely-to-have-lost-their-job-during-furlough-new-study-finds>

West Yorkshire today

COVID-19 recovery

West Yorkshire Housing Partnership partners are already managing COVID impacts and contributing to recovery, and this prospectus purposefully aligns with the West Yorkshire Economic Recovery Plan.

The proposals within the prospectus squarely support the 'Accelerated Infrastructure' action area, including must-win battles around new homes, low carbon, modern methods of construction and resilient infrastructure. But they also support the other two action areas of Good Jobs & Resilient Business and Skills & Training; the two broad goals of Inclusive Growth and Sustainable Environment; and can advance key West Yorkshire propositions, notably on transition to net zero and the role of housing within this.



Ambition 1: Building new homes

Building new homes

The challenge and opportunity

The West Yorkshire Housing Partnership can make a key contribution to meeting West Yorkshire's desperate need for new housing. We can build substantial numbers of good quality affordable homes, for the people and places that really need them, working closely with the Combined Authority and local authorities to tune the detail to local needs.

Analysis for Homes for the North showed that over a 10 year period to 2017 there was a shortfall of over 50,000 new homes in West Yorkshire compared to the number identified as being required through the Objective Assessment of Need.² Closing that shortfall means doubling the average number of new homes built annually³ at a time of great economic uncertainty, when based on previous experience, private developers and housebuilders are likely to reign in rather than expand their plans for building new homes.

“Once we commit, we get things done”

As housing associations, we are anchor organisations in our respective areas of operation, that are in it for the long term. With a rental business model and access to long term finance via the capital markets, we are resilient to the short-term ups and downs of the economy and property market. So, once we commit, we get things done. And while we are able to plan and build new homes on our own, we have the flexibility, partnership working experience and commercial nous to be able to work with the private sector and to deliver further new homes when opportunities arise. We can therefore play a big part in helping to build the homes West Yorkshire needs.

Our ethos and financial models mean that quality and innovation are central to what we do. We are committed to building good quality homes that stand the test of time. In line with that, we are interested in and open to utilising new and modern methods of construction that can deliver quality, low carbon homes and provide good value for money. One of the barriers to doing so is the erratic and small-scale pipeline for homes using these techniques. By working together and planning long-term, there is much greater potential to make full use of these methods.

What we are already doing

On top of our existing provision of over 91,000 homes in West Yorkshire, our collective recent, current and planned new development activity includes:

- Building 2,100 new affordable homes in West Yorkshire over the last three years, spread across all five local authority areas.
- Building 575 homes, 338 of which are in West Yorkshire, for market sale over the past three years.
- Targets to build over 2,700 affordable homes per year for social rent, affordable rent and low cost home ownership across the areas we work in, including in West Yorkshire.
- Targets to deliver 535 market sale homes per year, including in West Yorkshire.
- Application of modern methods of construction.
- Working through strategic partnerships such as with Homes England to invest grant funding in building affordable new homes. A programme approach avoids bidding rounds and enables a long-term, strategic approach and development at scale.

Case study - Leeds Federated:

Newhall Gate/Newhall Walk, Belle Isle

Newhall Gate/Walk is a £4m development by Leeds Federated of 33 new 2, 3, and 4 bed affordable homes for rent in the Belle Isle area of Leeds.

Leeds Federated worked in partnership with Leeds City Council, Homes England, the local tenant management organisation and the community to deliver a well-designed, affordable and sustainable development.

Scheme delivery built in positive local social impacts including achieving apprenticeship targets, employing local labour and engaging with the local school before and during the building works. Almost all of the tenants who moved into the new properties in early 2018 have remained.

² Lichfields for Homes for the North, Future Housing Requirements for the North, August 2017

³ Compared to an average of 4,905 homes per year between 2014 and 2024 based on difference between Objectively Assessed Need (OAN) and the 2014 SNHP

Building new homes

How we can do more

There are extensive opportunities for us to make a bigger contribution to solving housing need in West Yorkshire. We see five ways in which we can do this:

- **Build more homes in West Yorkshire** – while we have targets for the number of homes we build in the future, where we build them depends on the opportunities that arise. By working together to identify and progress such opportunities we can build more of our homes in West Yorkshire.
- **Build homes on all types of sites** – we can utilise a broad range of sites, including challenging ones that require more investment and which many developers avoid. As organisations with a long history in West Yorkshire, we are able to successfully develop hilly, brownfield or contaminated sites and those with other complications if the resources are in place to allow that.
- **Work in closer partnership** – we are able to work with a spectrum of partners (e.g. on transport/ infrastructure, health, education and in the private sector) and through joint working models to get things done at scale, cost-effectively and quickly.
- **Make more use of innovative construction methods** – we have the expertise, awareness and desire to make best use of new technologies. We could apply these in more developments in West Yorkshire to improve quality and cost-effectiveness. There is also potential to use innovative methods to build carbon neutral homes and ensure that good digital connectivity facilitates agile working and remote access.
- **Support local economies, procurement and suppliers** – as local anchor organisations we contribute by employing local people and buying goods and services. Building more new homes in West Yorkshire will enable us to procure more goods and services from local suppliers and help to create and sustain jobs.

All of this will make a major contribution to the West Yorkshire economy and its recovery from the impacts of COVID-19. Building new homes creates local business opportunities and jobs, directly and indirectly in the supply chain and allied industries.

Case study - Yorkshire Housing: Market sale and shared ownership homes

Yorkshire Housing develops and sells market sale and shared ownership homes through its 'Space Homes' brand. On average it provides 75 new homes for market sale and 125 new homes for shared ownership per year - 40% of the new homes it delivers.

Homes range from 2 to 5 bedrooms and provide a range of options to meet different customers segments and income levels, usually as part of a wider mixed tenure mixed income offer. Space Homes is registered with the Homes England Help to Buy scheme and eligible customers can benefit from this initiative. Profit from market sale activity is used to provide additional new mixed tenure homes.

Examples of developments include West Park Grange in North Leeds, which offers 50; 2,3,4 and 5 bedroomed homes for rent, shared ownership and mainly market sale. Moreover, the £16.6m St David's scheme in Otley utilised a site with flood risk and steeply sloping terrain challenges and offers 75; 2, 3 and 4 bedroomed homes for market sale, shared ownership and rent to buy – with an option to purchase the home after an initial rental period. Both schemes have proved highly popular.



“By working together to identify and progress such opportunities we can build more of our homes”

Building new homes

Making it happen

Three ingredients are needed to unlock the additional new homes and contribution we could deliver:

Land – housing associations can be out-bid for land by private developers seeking to maximise short term profit, or end up with only the most challenging sites. Housing associations are anchor institutions with a long term stake in the communities we operate within, less driven by the requirement for short term financial gains.

Making more land available to us at a price and position where it can be developed is central to heightening the contribution we can make. We recognise that there is an uplift in the value of land when it is developed and are happy to share the development risk and reward.

The need for new housing means that all interested parties have room to play their part. We will also work with community land trusts to meet shared goals.

Funding – whilst we have a good track record of development, lack of resources can limit the scale of development. More homes could be built if there was financial support from WYCA to allow housing associations to take on sites that would otherwise not be viable, including ones that may be supported through the new Brownfield Housing Fund. Often we are not talking about funding housing associations directly, but funding to remove obstacles to development. These might be overcoming demolition, remediation or access issues.

Partnership – creating partnerships that bring housing associations together with the Combined Authority and local authorities, and working with the private sector and Homes England, would enable us to think big, plan strategically and deliver at scale, as well as to work even more closely with local housing and planning teams.

The Benefits

While the exact number and nature of benefits will depend on the scale and detail of what we agree together, the collective potential benefits include:

- Thousands of additional homes per year, of types and sizes and quality that match local need, made available to local people at affordable rents and prices.
- Transformation of hundreds of often smaller sites, including ones that would otherwise be left derelict and are desperate for improvement and productive use.

- Increased spend with local suppliers, supporting hundreds of West Yorkshire businesses and jobs within them.
- Additional homes of high quality with good space standards available for people of all ethnic backgrounds, including older people and those with larger families.
- A major and long-term economic stimulus that will aid recovery from COVID-19, from the jobs, training, investment and business opportunities that come from building new homes, and also from planning for, equipping and maintaining these homes.

Case study - Incommunities:

Homes breathe new life into inner city site

Incommunities is proud of its record in regenerating former housing sites through new homes. One example is Chain Street in Bradford, where the group linked up with private developers (Barnfield Construction and QSH), Bradford Council and Homes England to complete a family-sized city centre housing project on cleared land. This provided 32 homes for affordable rent, outright sale and private rent, which complemented conversion of two blocks of outdated flats into 16 homes for rent. A linear park, supported by the Council, completed the development. Incommunities' vision and investment has contributed to the revitalisation of the city's historic Goitside quarter and the growth of the area's diverse community.





Ambition 2: Tackling the climate emergency and fuel poverty

Tackling the climate emergency and fuel poverty

The challenge and opportunity

In response to the global climate crisis, all West Yorkshire local authorities have declared a climate emergency. WYCA is seeking to become a net zero carbon economy by 2038, and to capitalise on economic opportunities around carbon reduction, energy and green jobs. In support of that, the LIS seeks to future-proof existing and future housing to reduce fuel poverty and create healthy, sustainable communities.

Residential housing is the 4th biggest sector for greenhouse gas emissions. It is responsible for 15% of emissions (excluding electricity use and house building) and the sector's emissions have risen in recent years⁴. The need to improve its performance through energy efficiency and greater use of renewable energy could not be clearer.

West Yorkshire also suffers from pronounced fuel poverty. Over 120,000 households are fuel poor and in every district the proportion is above national average, rising to around 1 in 7 households in Bradford, Leeds and Kirklees. The impact is felt by the poorest and most vulnerable, and will be more so as COVID-19 further hits incomes and jobs.

The challenges to overcome are multiple. Poor, outdated housing can have appalling energy efficiency but is expensive to improve. For individual owner occupiers, the hassle, costs and complexity involved in installing measures deter action, while it is also hard to group homes together to undertake improvements at scale and reduce costs. In the private rented sector, while the benefits accrue to tenants, the costs are borne by landlords which reduces their incentive and ability to act. The same goes for new homes, where the additional costs of building low carbon, green homes can make them unviable.

Working with social landlords presents a practical way forward. We are able to work at scale across many homes, to take a long term view that aids the economics, and are committed to making improvements for environmental reasons and for the wellbeing of residents – energy efficiency is one of the few ways a landlord can put money into their pockets, as well as support comfort and health. We can collaborate to exploit new funding streams and opportunities such as the £50m social housing retrofit pilot programme announced by the Government as part of its COVID-19 recovery package.

These opportunities to work at scale include renewable energy generation associated with homes, new low or zero carbon homes, home efficiency measures where feasible, and stock replacement where retrofitting measures are not viable. In partnership, housing associations and WYCA have great potential to address the economics, develop innovative solutions, create green jobs and vastly improve energy performance. We can improve areas and lives through replacing obsolete stock - which many housing associations in West Yorkshire have some of in their portfolio - with good quality carbon neutral new homes. More widely, we can reduce carbon and air pollution impacts by upgrading vehicle fleets, reviewing our logistics and enhancing low carbon connectivity.

Case study - Connect Housing: Climate emergency and PassivHaus

Connect Housing has been investing in sustainable building technology for over 20 years, both for new build schemes and retrofitting existing properties. In 2017, Connect built the first social housing PassivHaus scheme in West Yorkshire. These super-energy efficient homes reduce energy use to less than a quarter of current building standards, and tenants report energy savings and enhanced levels of comfort compared to their previous homes. These properties were also the first built by Connect to incorporate solar photovoltaic panels with battery storage. They have generated nearly £12,000 of energy since installation, with direct savings to each resident of over £600.



⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/862887/2018_Final_greenhouse_gas_emissions_statistical_release.pdf

Tackling the climate emergency and fuel poverty

What we are already doing

West Yorkshire Housing Association partners are already making a difference:

- We have invested millions of pounds in energy works, for example to replace inefficient heating systems.
- Some associations have begun to measure their carbon emissions and set targets to reduce them as part of carbon reduction strategies and initiatives.
- We invest in new and innovative measures to improve performance, for example by installing ground source heat pumps and solar panels (including with battery storage in one project, which can cut electricity bills by 60%).

Case study - Together Housing: Installation of ground source heat pumps

Together Energy is part of the Together Housing group and is removing expensive to run, carbon hungry night storage heater systems in 709 properties. The heaters are being replaced by shared loop ground source heat pumps which provide green energy and are up to three times more efficient than storage heaters. On average, this will save residents £195 per year on heat and hot water, and it provides a long-term income stream via the Renewable Heat Incentive which the organisation can reinvest.



How we can do more

We want to adopt an ambitious, strategic approach which maximises carbon savings from transport and within new and existing homes while keeping properties affordable for those living or moving into them. This would support WYCA's net carbon zero goals, including reduction of emissions from buildings, and the Government's agreement (expressed in the Devolution Deal) to support progress on work including retrofitting and to address fuel poverty. Opportunities include:

- **Extending work to decarbonise existing homes** through more ambitious and extensive renewable energy and retrofitting measures, including use of innovative technologies, and advising on how finance mechanisms can enable viability.
- **Enabling energy transfer and connection** so that any excess energy generated from properties with renewable technologies such as solar panels and ground source heat pumps, which cannot be used by residents, can be more easily moved between properties and buildings locally to maximise use and revenue.
- **Ensuring high energy standards in new homes**, anticipating new benchmarks like the Future Homes Standard, and being open to working with partners to incorporate wider 'green' measures such as around green infrastructure and flood prevention.
- **Replacing obsolete, costly and carbon-intensive housing** where it has reached the end of its useful life and retrofitting is neither practical nor cost-effective.
- **Taking action to reduce emissions from transport** – such as through more use of electric vehicles in our fleets; ensuring new homes are connected to facilities, public transport and cycle routes; and digital technology that enables home working.
- **Creating 'green jobs' and skills** – more people need to be trained and employed to carry out the required work, including through apprenticeships and links to schools and colleges. This will support economic recovery and link to the new £2bn 'Kickstart' scheme to assist young people facing or at risk of unemployment.

“We want to adopt an ambitious, strategic approach which maximises carbon savings from transport”

Tackling the climate emergency and fuel poverty

Making it happen

A combination of three factors will enable housing associations to maximise their impact in reducing carbon emissions and fuel poverty:

Funding and Finance Models – up-front viability gaps often prevent new homes being built to high energy and carbon standards, or installation of retrofitting measures, even though those deliver long term savings. Pressing for devolved powers to raise home energy standards, funding to close viability gaps, or new win-win financial and regulatory models that work for all parties, could enable movement from good standards to best practice. There is potential for example, to take advantage of the Government's £50m pilot on decarbonisation and retrofitting in social housing announced in the 2020 Summer Statement as part of an economic stimulus package.

Partnership working for retrofitting and greener homes – joint working between West Yorkshire Housing Partnership, WYCA and local authorities could smooth the path for ambitious but complex options. Those include providing the critical mass and co-ordination needed to allow retrofitting at scale where viable, and demolition of obsolete stock where it is not viable to enable replacement with new low carbon homes. Partnership could also enable progress on other Devolution Deal goals such as skills and training; or green and blue infrastructure and flood risk reduction, where organisations could achieve their goals through working with West Yorkshire Housing Partnership partners and their properties to incorporate relevant measures.

Innovation, intelligence and new technology – sharing and transfer in of expertise, ideas and best practice, e.g. from specialists within West Yorkshire partners, could help to develop new pilot schemes and solutions and to share knowledge of what works. It could also assist with options such as district heating and energy transfer and storage, where green energy generation and energy use can be better connected.

The Benefits

While the detail of the benefits will depend on the scale and nature of what we agree together, in broad terms they include:

- Considerable reductions in carbon emissions and energy use, in a sector where making progress has been difficult.


- Big reductions in fuel poverty, with the benefits greatest for low income groups, including cost savings, warmer homes and improved health.
- Green jobs, skills, innovation and apprenticeships - which will help individuals and the economy, and enable the building of green homes and installation of energy efficiency measures and renewable energy generation at the scale required.
- Business and economic growth opportunities based on manufacture and supply of low carbon technology, equipment and materials for new build and retrofit.
- Contribution to the regeneration of areas (see Ambition 3) through upgrading homes and replacing obsolete stock, and wider social and environmental benefits where energy improvements go alongside green and blue infrastructure. This would support the Devolution Deal's goal of creating high-quality, low carbon developments and green and blue infrastructure.

Case study - Yorkshire Housing: Improving Insulation

Yorkshire Housing worked with Dyson Energy Services to identify electrically heated West Yorkshire homes with failing cavity wall insulation. They successfully accessed more than £200,000 of funding to cavity clean, remediate and replace this to improve the energy efficiency of 155 homes, mainly in blocks of flats. The typical saving per resident will be around £100 per year. This was part of a wider Yorkshire Housing project improving 387 homes across Yorkshire during 2019 and 2020.



Ambition 3: Regenerating local areas

A teal-tinted photograph of a public square. In the background is a large, ornate historic building with many windows and architectural details. To the left, there are large trees. In the foreground, several people are gathered: two women are standing and talking, a man is standing nearby, and two people are sitting on a bench. A curved path or water feature is visible on the right side of the image.

Regenerating local areas

The challenge and opportunity

22% of West Yorkshire residents – over 500,000 people in total – live in areas in the 10% most deprived in England⁵, including a disproportionate number of people from BAME backgrounds. In four West Yorkshire districts, around a third of people live in the 20% most deprived areas nationally, while in Bradford it is nearly half (49%). Between 2015 and 2019, well over twice as many areas in West Yorkshire became more deprived rather than less so compared to others in England⁶.

Housing associations can play a key part in the regeneration of areas and help to turn around this position.

Although West Yorkshire Housing Partnership partners cover a wide range of places across West Yorkshire, we have a concentration of homes in more deprived areas that can suffer from poor reputations, and where market failure can make development unviable without support and partnership, including with the private sector. That includes significant numbers of homes in areas generally seen to be highly deprived such as Dewsbury in Kirklees; Burmantofts and Richmond Hill in Leeds; Tong in Bradford; Airedale and Ferry Fryston in Wakefield; and in the Park, Ovenden and Illingworth, and Mixenden areas of Calderdale.

Many of our homes are in areas that have suffered industrial decline and which need new life, prospects and purpose, including smaller towns outside of the biggest cities and centres. Towns such as Keighley, Todmorden, Dewsbury and Castleford have played a proud part in West Yorkshire's economic history, affect the wellbeing of hundreds of thousands of people today, and can make a big contribution to a revitalised future and recovery from COVID-19. Programmes such as the Stronger Towns Fund recognise this, and housing associations can help to make these a success through integrated, place-based regeneration, making good use of brownfield sites and combining housing and physical development with people-based interventions.

What we are already doing

West Yorkshire Housing Partnership partners already help to support and regenerate local areas:

- We play a long-term anchor institution role supporting the viability and quality of life of places by providing, managing and maintaining good quality, affordable homes.
- We take an active interest in areas and sites that others leave behind and operate in smaller towns and villages as well as larger centres.
- Housing creates the stimulus for area-based regeneration and renewal. New development and regenerating older homes tackles negative place perceptions that can impede investment.
- Through respecting diversity and cultural needs and regenerating areas with sizeable BAME communities, we support equality and combat disadvantage and injustice.

Case study - Accent:

Redeveloping Ripleyville to create affordable homes

Accent's Ripleyville estate in Bradford was built in the 1970s. It was modern then, but the 160+ flats are now dated, prove expensive to heat and the scheme's design lends itself to anti-social behaviour. Acutely aware of the need for change, Accent asked residents what they wanted for their scheme's future and 80% of them voted to demolish and rebuild the scheme. The subsequent individual support package to help residents move out includes the statutory home loss payment of £6,400 and help to find and apply for a new home and with moving and settling in. The most important work now starts with the new homes in Ripleyville due to be ready by Spring 2022.

22%

Of West Yorkshire residents – over 500,000 people – live in areas in the 10% most deprived in England

⁵ Based on the 2019 Index of Multiple Deprivation, which is based on factors including incomes, employment, health, housing, crime, access barriers and living environment

⁶ <https://www.arcgis.com/apps/Cascade/index.html?appid=963ae350758341308404941cc3628f63>

Regenerating local areas

How we can do more

West Yorkshire Housing Partnership partners can work with WYCA, local authorities and commercial and wider partners to help revive the fortunes of towns, cities and villages. Through an integrated, partnership approach we can:

- **Deliver more centrepiece regeneration projects** – that replace dilapidated housing that epitomises decline to local people, and instead provide new, good quality affordable homes that align with other interventions to catalyse area renewal.
- **Regenerate brownfield and underused sites** – we can transform derelict and disused sites that drag down an area's image and prospects into valuable assets through high quality development and environmental improvements.
- **Bring attention, investment and renewal to places seeking a new purpose** – we have a long term stake and many homes in these places and can underpin their future through providing good homes, ongoing investment, and sparking new development that improves the look, feel and reputation of places.
- **Invest in places and contribute to the success of specific regeneration programmes** and schemes within them, such as related to the Stronger Towns Fund, Future High Streets Fund, and the UK Shared Prosperity Fund. For example, we are ideally placed to contribute ideas and insights, and to incorporate new housing into the repurposing of town centres under existing programmes, and to add to the success of major new regeneration programmes when they are launched.

“We’re ideally placed to contribute ideas and insights, and to incorporate new housing into the repurposing of town centres”

Case study - WDH: Regenerating neighbourhoods

WDH is working in partnership with Wakefield Council to regenerate estates as part of the Knottingley and Ferrybridge Vision and Masterplan to 2028. WDH is committed to nine projects which support the vision, including celebrating greenspaces, ensuring safer places for residents to live, boosting local aspirations, breaking down barriers to employment and providing more quality, affordable housing.

WDH is also working with Wakefield Council to create a regeneration masterplan for Pontefract Town Centre and surrounding areas. This will reconnect the town centre with its communities and transport hubs, promote economic growth, and provide a distinctive, sustainable and mixed community with high quality residential and recreation opportunities.

The plan includes proposals to redevelop the Horsefair estate, close to Pontefract Town Centre, around which WDH is engaging customers and stakeholders to ensure their views are reflected. Ultimately, 'Project Pontefract' will create pride in place, safe and secure homes and improved links to surrounding neighbourhoods that will enrich the quality of life for residents and local people.



Regenerating local areas

Making it happen

Successful regeneration depends on an integrated, partnership based approach (as demonstrated through models such as the Single Regeneration Budget in the past), focused on the places where change is most needed and possible. Key elements that will enable housing associations to maximise our impact are:

Area-wide and holistic regeneration focused on places with economic challenges needs to be at the heart of a new economic model in West Yorkshire. Economic opportunity and the benefits of large-scale infrastructure projects will not simply trickle down from wealth creating hubs to areas with lower economic growth, higher unemployment and lower skills. This is even more important given the impacts of COVID-19 which are exacerbating existing inequalities.

“Utilising housing associations as active participants at the heart of strategic partnerships”

Strategic partnership – utilising housing associations as active participants at the heart of strategic partnerships linking economy, infrastructure, education, health and environment, as well as housing issues. This will allow us to feed in housing expertise and insights from a long-term, anchor organisation perspective.

Specific place based collaboration – working with West Yorkshire Housing Partnership partners in the planning and delivery of individual, place-based regeneration programmes, and in engaging with local communities, will help to maximise their success.

Alignment of Investments – WYCA, local authorities and other partners need to align their investments and activity with housing interventions. By doing so, the chances of making substantial and lasting impacts on those places is greatly increased.

Funding and resources – place-based housing renewal often involves brownfield and complex sites and/or the replacement of old and problematic stock. Funding or investment by partners to address barriers to schemes is usually necessary to ensure they are financially viable (see also Ambitions 1 and 2). Opportunities such as bids to the new Brownfield Housing Fund may provide one avenue to address this, and seeking flexibilities or pilot schemes to remove VAT on regeneration work may also assist.

The Benefits

- Immediate improvements to housing, living environments, the protection and enhancement of green areas, and the look and feel of places – leading to progress on relevant Index of Multiple Deprivation domains and reduced stigma and blight.
- Signals to market and improved confidence which help to catalyse wider investment and social and economic regeneration that support jobs, incomes and wellbeing.
- Greater cost-effectiveness and impact from other streams of WYCA and local authority investment and activity through a joined-up approach.
- Reduced inequality, with the greatest benefits going to poorer, deprived and left behind areas and people, including BAME communities.
- Much improved chances of success in regenerating areas of stubbornly persistent deprivation and complex brownfield sites – linked to creating clearer purpose, roles and opportunities for places, including in a COVID-19 recovery context.
- Heightened success in bidding for regeneration programmes and schemes, and in delivering change through these, e.g. Stronger Towns Fund, Future High Streets Fund, UK Shared Prosperity Fund.

Case study - Leeds and Yorkshire: Featherbank Forest

Leeds and Yorkshire Housing is committed to supporting community initiatives in areas around its homes and recently transformed an underused piece of land in its ownership next to its Rosemary Thompson House scheme into a fabulous woodland classroom for pupils at Horsforth Featherbank School. Now known as 'Featherbank Forest', it is used to deliver learning for all pupils in a natural, outdoor setting.

This is one example of how Leeds and Yorkshire worked in partnership with this local school which lacked outdoor space and now benefits from an additional classroom in a safe outdoor space to deliver all areas of the curriculum.

An aerial photograph of a city, likely Pittsburgh, with a blue overlay. The image shows a dense urban area with various buildings, including a large stadium-like structure in the lower left and several tall office buildings in the center-right. The text is overlaid on the image in a large, white, serif font.

Ambition 4:

Connecting

people to

economic

opportunity

Connecting people to economic opportunity

The challenge and opportunity

Despite improvements over recent years, unemployment levels, benefit claimants and economic inactivity in West Yorkshire were all above average during 2019⁷. Furthermore, over 135,000 working age adults had no qualifications - above 9% of those aged 16-64 in every district except Leeds and well above the national average of 7.7%.

This picture will worsen substantially once the impact of COVID-19 comes through in the data and the furlough scheme is phased out during 2020. Some forecasts suggest unemployment will rise to as high as 10% nationally, and potentially higher in West Yorkshire. Already, the numbers claiming benefits here have more than doubled from 45,000 people aged 16-64 in early 2019 to nearly 107,000 as of May 2020, with the claimant rate rising from 4% to 9% in the worst affected district.

The challenge to help people back into work will be pronounced, and even greater for those with low qualifications or who were already further away from the labour market.

Connecting people to economic opportunity is a priority for housing associations. There is a strong overlap between the areas we provide homes in, and areas of deprivation in West Yorkshire, and social housing residents can experience barriers to employment due to their qualifications or skills not matching what is required in a modern economy. For example, in one housing association, 65% of its 9,000+ working age residents in West Yorkshire receive some form of assistance to help them pay the rent such as Universal Credit or Housing Benefit. This is not untypical and the percentage will be even higher for some housing associations in West Yorkshire.

We are committed – and already working – to improve the employment prospects of our residents. There is great potential for us to work more closely with WYCA and local authorities to achieve this through building people's skills, confidence and employability, providing work experience and training opportunities and helping them to secure jobs, including in the green economy. Doing so is all the more vital given the jobs and economic impacts of COVID-19, which are hitting young people and those with lower incomes and skills especially hard.

What we are already doing

West Yorkshire Housing Partnership partners are helping employment, local economies and supporting disadvantaged people in a range of ways:

- We actively work to support inclusion and help residents to build skills and access employment. We assisted 3,170 West Yorkshire residents in this way in 2019/20.

“We actively work to support inclusion and help residents to build skills”

- As anchor institutions, many of our employees live locally – around 3,750 in total in West Yorkshire. The average salary for these employees is over £28,000, much of which will be spent locally and support local businesses and jobs.
- We are nearly all Real Living Wage employers, which helps to prevent poverty, reduces inequalities and adds to the money recirculating in local economies.
- We provide apprenticeships and work experience opportunities, including roles such as gas and electrical engineers, and for individuals who are finding it difficult to secure work. In total we collectively employ 90 apprentices in West Yorkshire.
- Individual partners are active in specific programmes focused on regeneration in deprived areas, sometimes as delivery partners in funded projects led by local authorities and LEPs. Examples include projects to advance the life chances of young people and tailor-made packages that provide mentoring, training and support and work with employers and individuals to identify and access entry-level jobs.
- The HACT Social Impact calculator demonstrates that for every £1 invested in these kinds of services, £17.90 is generated in social value to the local economy.

“Connecting people to economic opportunity is a priority for housing associations”

⁷ <https://www.nomisweb.co.uk/reports/lmp/la/1946157127/report.aspx?town=Leeds>

Connecting people to economic opportunity

Case study - Unity:

Employment services and Unity Enterprise

Unity Homes and Enterprise's client base in Leeds is particularly diverse with 60% of residents from BAME backgrounds, including emerging communities new to the country. In 2000, it established a subsidiary company, Unity Enterprise (UE), to support local entrepreneurial activity. UE now runs three business centres with 142 affordable business units for more than 80 diverse businesses across three centres. Financial surpluses are used to further improve facilities and offer additional support for tenants including business breakfasts and professional advice on banking, marketing and HR.

Building on this success, Unity Employment Services (UES) was created in 2011 to enable tenants and surrounding communities to access employment, training and volunteering opportunities. In 2019, UES helped 119 people into jobs, 179 to improve their skills and employability through training and 24 people to find voluntary work. In total, UES has supported more than 1,500 people into employment, training or volunteering, with each individual given a plan tailored to their specific needs.



How we can do more

We can expand the reach and impact of our work to connect people to economic opportunities through closer partnership working with WYCA and local authorities. We can:

- **Employ more local people directly** – we have an ageing workforce, particularly in our trades – plumbing, electricians and grounds maintenance staff. We are actively seeking people in our communities close to our bases in West Yorkshire to fill these roles. Expanding local activity will expand the work opportunities that we offer, including green economy jobs in retrofit and manufacture of low carbon technology.
- **Provide more good quality apprenticeship and work experience opportunities** – including ones working directly with us, on the properties that we manage, and related to projects we are involved in across a range of job types and levels. This can help young and unemployed people into work in a tough economic climate and connect to the Government's £2bn 'kickstart scheme' to support jobs and training.
- **Share information and contact routes to support those needing help** – housing associations know their residents and details such as their employment status. We can identify people – including inactive people who are difficult to reach and those without digital skills or access – who could benefit from support that partners provide.
- **Deliver more inclusion, training and employability projects** – including for and with partner organisations, and through funding bids and programmes. We have a strong track record in projects which help people with challenges and who are far from the labour market to build skills, confidence and become job-ready. Our work can be expanded and connect to the Government's stimulus and support package for apprenticeships, training and work opportunities to help combat unemployment.

“We can expand the reach and impact of our work to connect people to economic opportunities through closer partnership working”

Connecting people to economic opportunity

Case study - Manningham HA:

Xperience volunteering

The Xperience Volunteering Project was launched in 2020 and is led by Manningham Housing Association (MHA) in Bradford. It aims to give local people and service users an opportunity to learn new skills and gain confidence, improve self-esteem and build emotional resilience and move towards paid employment.

To date MHA has taken on five volunteers who provide user-led support to local communities including volunteer-led IT projects, online coffee mornings, a job club and peer mentoring. All MHA volunteers have access to a range of personal development training including how to become more confident, using social media, Word, Excel, budget management, first aid and food hygiene.

The Benefits

- More people benefiting from training, skills development and work experience.
- Increased employment opportunities and more local people in good jobs and apprenticeships.
- Greater cost-effectiveness and impact from other streams of WYCA investment and activity through a joined-up approach.
- Reduced inequality through the greatest benefits going to poorer, deprived and 'left behind' areas and people, including BAME communities.
- Securing more funding - and greater benefits to local people and areas - through successful bids and proposals.
- Reduced dependency on grants, benefits/Universal Credit and foodbanks.

Making it happen

There are practical ways forward that will sustain and expand the work we are doing to enhance local jobs, skills and inclusion and to tackle inequalities, including those faced by BAME communities. This will join up with physical infrastructure measures including housing provision and area regeneration:

Funding and partnership – will enable us to build more homes and regenerate more areas, and also allow us to offer more jobs, apprenticeships and work experience opportunities to local people – including through accessing Government funding.

Stronger connection with local employment, skills and digital inclusion projects, as well as education providers such as colleges – with the right arrangements in place, we can both widen the reach and impact of the projects that we deliver, and promote schemes run by partners to housing association residents.

Joint bids and proposals – as an active partner in funding bids, we can enhance their chances of success by bringing in expertise, delivery capacity and match funding.

Aligning people-focused and property-led regeneration – working together we can make plans so that work to build skills and employability takes place in the same areas as that on physical regeneration, enhancing the chances of long term success for both.

Case study - Incommunities:

Bradford employment hub

Incommunities' Employment Hub is transforming lives and supporting job seekers hit by the COVID-19 pandemic. Dedicated advisors offer free support online or over the phone covering how to search job sites, write effective CVs and build interview skills, as well as offering in-work support and more. Prior to COVID-19, the Hub ran maths and English classes in community centres for anyone looking to get into work or wanting to improve their skills. Since lockdown these options and job clubs have successfully continued via online platforms and by telephone. The Employment Hub builds on Incommunities track record of improving customers' lives and regenerating communities, for example via an EU-funded 'STEP' programme which helped over 400 people into work. The Hub is part funded by the European Social Fund and supported by Bradford Council.



Ambition 5: Health, care and homelessness



Health, care and homelessness

The challenges and opportunities

There are strong links between housing, health and care. Working together provides opportunities to enhance wellbeing, reduce health inequalities and tackle homelessness.

Poor housing represents a similar risk to the NHS as physical inactivity, smoking or alcohol. Cold, damp homes can increase the risk of cardiovascular, respiratory and rheumatoid conditions, reduce dexterity amongst older people and increase the risk of falls. A healthy population is a productive and prosperous one and vice-versa. However, estimates have put the cost to the NHS of poor housing at £1.4bn a year.

The COVID-19 pandemic has shone a harsh light on the huge inequalities in our housing system between the comfortably housed, the insecurely and badly housed, those suffering from overcrowding (notably in BAME communities), and those without anywhere to call home. It is forecast that thousands of people will suffer permanent health issues from COVID, and mental health impacts will be profound. Increased unemployment, reduced incomes and uncertain futures will bring complex health issues and hit the vulnerable and those already in poorer health the hardest. Already we have seen a huge increase in demand for help and advice about debt and benefits.

COVID has also intensified the need to address the challenges of an ageing population at a time when there is already a crisis in social care. Leaders and clinicians in our region have called for a 'reset' to the planning, commissioning and delivery of health and care, building on progress made during the pandemic. We need to re-examine health and care connections, models and solutions, and housing and housing associations are integral to doing so.

“The COVID-19 pandemic has shone a harsh light on the huge inequalities in our housing system”

Case study - Together Housing: Frickley Mews

Together Housing has developed the Frickley Mews 'housing with care' scheme in South Elmsall, a deprived area in Wakefield district. This innovative, high quality development provided 67 one and two bedroom apartments at affordable rents to people aged over 50 with an assessed care need, alongside 45 family homes. It provides a modern response to growing care needs by combining independent living with personalised care, and on-site facilities such as a salon, a bathing suite, landscaped gardens and a bistro/restaurant.

The project was part of a wider local regeneration scheme and included demolition of poor quality private sector rented and owner occupied stock which were bought out using grants. During construction, the developer (Wates) supported 13 apprentices, facilitated local educational workshops and spent £4.7m with local suppliers.

Homelessness is one of the greatest challenges that society faces. Whilst its causes and solutions are complex, street homelessness is a visible sign of a failing society that should have no place in modern Britain.

Rough sleeping is only the tip of the iceberg. Statutory homelessness extends to those who lack a secure place in which to live, but homelessness also includes those who are staying in hostels, B&Bs or on friends' floors and sofas. It occurs across West Yorkshire and is heavily concentrated in Leeds - the city had 1,202 of 1,383 eligible homeless people in West Yorkshire in 2017/18⁸.

The priority given to homelessness by Greater Manchester's Mayor shows how combined authorities can be drawn to the issue and make a difference. This is not something that housing associations, local government or the voluntary/ community sector can resolve on their own. But by working together, we can develop sustainable solutions that encompass all types of homelessness. Addressing homelessness also involves focusing on the growing private rented sector. And while some landlords provide a good service, many tenants in the private rented sector suffer from limited security of tenure, increased costs and poor conditions.

⁸ https://fingertips.phe.org.uk/profile/healthprofiles/data#page/3/gid/3007000/pat/6/par/E12000003/ati/101/are/E08000016/iid/92314/age/-1/sex/4/cid/4/page-options/oww-do-0_car-do-0

Health, care and homelessness

What we are already doing

We contribute to health and care in a number of ways, for example:

- We provide affordable, safe and warm housing (including for many key workers) as part of our core purpose.
- We provide care and support for people who need more than a home.
- We support community activity that impacts positively on health and wellbeing including befriending/peer support networks and public health initiatives.
- We work with local authorities and others to access funding to develop innovative specialist care and supported housing, e.g. women's refuges, extra care schemes and step up/down schemes that prevent delayed transfers of care.
- We have direct expertise of working with key client groups, e.g. young homeless people, people with mental health issues, older people, those with dementia, and those with multiple and complex needs.
- We are collaborating to create solutions to improve health outcomes around the four priorities of the West Yorkshire and Harrogate Health and Care Partnership's Housing and Health Programme – homelessness and rough sleeping, learning disabilities and autism, mental health and ageing population.

Case study - Connect Housing: Engage Leeds Consortium

Connect Housing and three other organisations – Gipsil, Barca and Riverside – form the Engage Leeds consortium. This consortium supports 1,500 people from all tenures every year across Leeds – preventing homelessness, sustaining accommodation and independent living, and integrating communities to improve networks and reduce isolation. In 2019/20, 97% of clients had their housing needs met, 91% improved their physical health, and 93% became better at managing their mental health and wellbeing. During the COVID-19 pandemic, the offer expanded to support 229 people previously rough sleeping by placing them in accommodation such as hotels.

Case study - Connect Housing: Kirklees Better Outcomes Partnership

Connect Housing is part of the innovative Kirklees Better Outcomes Partnership (KBOP), which supports people who face an increased risk of homelessness to live independent and fulfilling lives in their own homes. It works alongside people to help them secure and maintain accommodation, improve health and wellbeing, access education and employment, and develop the skills they need.

KBOP is a consortium of housing associations, other local specialist community organisations, Bridges Outcomes Partnerships and Kirklees Council – forming the largest social outcomes based contract in Europe.

In its first year KBOP partners supported over 1,300 participants and enabled them to achieve 11,633 positive outcomes, identify their ambitions and prevent homelessness.

We are actively combatting homelessness through a variety of approaches:

- We let homes to people in most need.
- We support those at risk of losing their homes (e.g. due to mental ill health or rent arrears) and prevent homelessness through tenancy sustainment services.
- We have provided properties for use as temporary accommodation for homeless people, and provide move-on accommodation, freeing up hostel spaces for rough sleepers.
- We work with and in some cases run women's refuges, and identify people at risk of becoming homeless through domestic violence or safeguarding issues.
- We support young people, who are particularly vulnerable, and provide 24/7 accommodation projects for young homeless people including care leavers.
- We work in collaboration with councils to advise them if a tenant is at risk of eviction, for example due to antisocial behaviour or rent arrears. This is part of the National Housing Federation's Commitment to Refer.

Health, care and homelessness

How we can do more

There are considerable health assets in the region, including NHS organisations, NHS Digital, universities, local authorities and businesses; and health and social care structures are already changing. Utilising our anchor role in local communities we can work with health partners, WYCA and others to co-create interventions to improve the health and well-being of the population. As well as increasing the availability of affordable, rented housing, we could help by:

- **Developing a West Yorkshire Health & Housing Work Programme** – co-producing a workplan to tackle the 4 priorities of the West Yorkshire and Harrogate Health and Housing Programme, including partnership working to pilot practical solutions.
- **Providing more specialist housing** – accessing funding to enable provision of innovative health, care and support solutions designed in collaboration with NHS and adult social care partners. This includes providing more choice for older people to move into safe, supportive housing which supports independence and also frees up much needed family accommodation. The provision of ‘step/up down’ services (such as the Heatherstones Court model in Calderdale) could considerably ease the burden associated with delayed transfers of care from hospitals.
- **Develop our key worker offer** – strengthening our offer for key workers and supporting the NHS with the workforce challenge. This could be homes for low cost ownership such as shared ownership or homes for rent.
- **Widen preventative action** – such as supporting those facing challenges that could put them at risk of future homelessness, through projects that help them to address their challenges and gain employment. In addition, we can contribute to the development of digital healthcare, supporting older people to stay at home for longer.
- **New partnership to assist local authorities in delivering Homelessness & Rough Sleeping strategies** in districts across West Yorkshire. We have a track record in working in partnership on homelessness issues, and could further support residents with help on addiction, health issues and pathways towards employment.
- **Improving the private rented sector** – working together, housing associations could potentially establish an ethical lettings agency to manage tenancies on behalf of private landlords.

Making it happen

To move from options to concrete action that makes a difference, we need:

Partnership and prioritisation – whilst housing associations, local authorities and charities are already working together, there is potential to build on the foundation of existing good work to forge new solutions, building on the emerging partnerships that are developing to support the integration of health and social care.

Funding – solutions are likely to require significant long-term resources, both for accommodation and support, and partners will need to explore and make best use of new and existing funding streams to support this work.

Learning from best practice – an increasing number of successful projects have made a difference in the UK and abroad. We need to research these, refine and pilot them if required, and then roll them out at scale.

“Longer (healthy) life expectancy and reduced health inequalities”

The Benefits

- Longer (healthy) life expectancy and reduced health inequalities for the general population, BAME communities, and those with mental health needs, learning disabilities and autism.
- Reduced pressure on adult social care and residential placements, and widened options for independent living for older people.
- Reduced hospital admissions, GP attendance, and delayed transfers of care.
- Considerably reduced homelessness of all types.
- Less public expenditure on the problems that emerge as a result of homelessness, and on dealing with the issue in a short-term but ineffective way.
- Eliminating or greatly reducing street homelessness in town and city centres, with benefits for the centres concerned and proper homes for those who had slept there.

The way forward



The way forward

In this prospectus, we have demonstrated the scale of the needs and challenges around creating more and better homes. Housing associations are already doing much to deliver this and to achieve progress in many other areas too.

There are great opportunities to do much more still, and at greater scale and pace.

Not only will this deliver benefits that meet our own social and economic goals, it will advance the ambitions of the new Local Industrial Strategy and the West Yorkshire Devolution Deal, for growth, inclusion, innovation, healthy communities, a carbon-neutral future, and rapid and sustained recovery from the impacts of COVID-19.

Across the five Ambitions we have set out there are strong interlinkages between the types of action we can catalyse, and also barriers to progress that reoccur repeatedly. These include the need for land and a place-based focus; funding and resources; alignment of approaches and investments; sharing of knowledge and best practice; and partnership at the strategic and the practical level. With creativity, dynamism and desire, all of these are surmountable.

We look forward to combining our collective efforts, expertise, investment and will with those of the Combined Authority and its partners to address these barriers and unlock the considerable opportunities ahead. The first step to unlocking these benefits is forging strong and lasting partnership. While we are not fixated on any single structure or set agenda, we know that collaboration – between housing associations acting together as one, and with the Combined Authority and its partners – will be an essential and powerful foundation for progress. Coming together will allow shared exploration of interests, challenges and opportunities, and agreement about practicalities, priorities and the best way forward.

Doing so will demonstrate the ability of West Yorkshire to make a difference using the freedoms and resources that devolution provides; efficiently deliver on our shared ambitions and goals; and transform the lives of local people in every part of West Yorkshire.

“We look forward to combining our collective efforts, expertise, investment and will with those of the Combined Authority and its partners”

To discuss this document please contact:

Daniel Klemm
Together Housing
daniel.klemm@togetherhousing.co.uk



Report to: Place Panel

Date: 28 January 2021

Subject: Place Narrative

Director(s): Alan Reiss, Director Policy, Strategy and Communications

Author(s): Alison Gillespie, Head of Planning Coordination

1. Purpose of this report

- 1.1 To provide feedback on the consultation phase of the development of the Place Narrative and seek endorsement on the final draft document.

2. Information

- 2.1 One of the actions identified at the Place Panel workshop held on the 11 April 2019 was to 'to develop a unified spatial narrative for the City Region'. This action was endorsed by Place Panel at the first formal meeting 30 July 2019. The full action as recorded from the Place Panel on the 30 July 2019 was to:

Develop a unified spatial narrative for the City Region, building from districts existing plans, in order to present the story of the region as a whole with a high-level narrative describing the Combined Authority's role in Place, to provide a conduit for closer working with district partners to add value and support collaboration where a collaborative approach is beneficial to the City Region as a whole: "the regional glue". The Combined Authority to coordinate and facilitate.

Progress update

- 2.2 A full draft of the Place Narrative content was shared with Place Panel members via a link on the 12th October and an update was provided to the Place Panel meeting on the 14 October 2020. This update included a request for feedback from Place Panel members through an engagement phase with local authority partners and Panel members. This engagement ended on the 20 November 2020. Feedback was requested to understand whether the draft narrative met the brief and expectations of the Panel and to further refine the content. A series of feedback questions were provided to help structure responses where useful.

2.3 A summary of the feedback received from Panel members and from the wider engagement undertaken with partner council officers will be presented at the meeting. The consultation questions as presented to the Panel on the 14 October 2020 were:

1. Do you think the StoryMap tool is a useful way to present the Place Narrative content and do you find it easy to use?
2. Does the 'Our Places' section help to describe the character and diversity of the city region? and if not, how could this be further strengthened?
3. Are the 6 challenges the right ones and if not what do you think is missing from this section that would help to explain / inform our approach to infrastructure investment?
4. Is the summary of our infrastructure investments useful, and is it well aligned with the challenges identified in the Place Narrative? If not, how could this be further strengthened?
5. We would be also grateful for any additional content to add to the asset maps (from paragraph 2.25 in the Place Narrative document) and content that links to district level activity that you think would be appropriate to embed within the Place Narrative.

2.4 Changes have been made to further refine the content and to respond to issues raised through the engagement phase. A summary of the key changes made will also be provided at the meeting. A final draft of the Place Narrative document is now available [at this link](#) (this is the same link as previously circulated to panel members).

2.5 It is our intention that this document will be updated periodically to improve it and keep the content current.

3. Financial Implications

3.1 There are no financial implications directly arising from this report. The Place Narrative is being developed internally by the West Yorkshire Combined Authority Policy, Strategy and Communications Directorate.

4. Legal Implications

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

5. Staffing Implications

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

6. External Consultees

- 6.1 We have engaged with Place Panel members and local authority officers (Leeds City Region) in drafting the Place Narrative document.

7. Recommendations

- 7.1 That the Panel notes and comments on the content of the report and endorses the final draft of the Place Narrative with the recommendation that the Narrative goes to the Combined Authority for approval as part of the Strategic Economic Framework (SEF).

8. Background Documents

None.

9. Appendices

None

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Report to: Place Panel

Date: 28 January 2021

Subject: **Housing Pipeline Refresh**

Director: Alan Reiss, Director Policy, Strategy and Communications

Author(s): Rebecca Greenwood- Policy Officer

1. Purpose of this report

- 1.1 To provide an update on progress with the Housing Pipeline Revenue Fund and Brownfield Housing Fund (BHF)
- 1.2 To seek endorsement to the refreshed West Yorkshire Strategic Housing Pipeline, which will be supported using the revenue funding and, where suitable, the Brownfield Housing Fund.

2. Information

Background

- 2.1 The Combined Authority has been allocated £3.2m of revenue funding, through the devolution deal, to support the development of the housing pipeline over 2 years (2020/21 and 2021/22). In addition, on 30 June 2020, the Government launched the Brownfield Housing Fund. As part of this, the Combined Authority was directly allocated £66.7m from the fund to support the development of housing schemes on brownfield land up to March 2025.
- 2.2 Work has been underway with Local Authority officer teams to refine and prioritise the Strategic Housing Pipeline including identifying those projects which require revenue funding support to move towards being investment ready and more recently identify the projects from the pipeline that will be suitable for the Brownfield Housing Fund
- 2.3 A report was presented to Place Panel on 14 October 2020 to provide an update on the terms and conditions of the Brownfield Housing Fund and the links to the Strategic Housing Pipeline and revenue fund. This report seeks endorsement from the Place Panel on the refreshed Strategic Housing Pipeline and the approach to approving spend of the revenue funding to

develop the pipeline (which will link into projects that may then progress through the BHF). It should be noted that not all projects on the Strategic Housing Pipeline will be suitable for the BHF. The report will also provide an update on the Brownfield Housing Fund including a proposed call for projects, further to those projects identified via the pipeline.

Strategic Housing Pipeline

- 2.4 The first iteration of the Strategic Housing Pipeline was presented to Place Panel in October 2018. The pipeline reflects sites that are strategic in nature and require additional investment or resource to provide certainty of deliverability and subsequently move into a deliverable position. The pipeline was utilised to secure the revenue fund allocated through the devolution deal and to influence Government for further capital investment for the region, such as the Brownfield Housing Fund. It is also used to steer strategic discussions with Homes England and other interested investors in the region.
- 2.5 We have been working closely with Local Authority teams to develop and refine the pipeline to ensure it is representative of priority sites across the region. Since the first version of the pipeline was presented some sites have moved into delivery, some remain on the pipeline as key priorities and other new opportunities have arisen. Therefore, the pipeline has been updated to reflect these changes and ensure the funding now allocated to the Combined Authority can be used to the best effect to support strategic housing growth across the region.
- 2.6 The pipeline currently consists of 75 sites with the capacity for over 37,000 homes. It has been revised to cover only West Yorkshire to mirror the revised geography of the LEP and the geography that will be covered by the MCA. The sites are a mix of sizes, land types, geographies and ownerships but are agreed by Local Authority teams as of regional strategic significance and requiring public intervention to move forward.
- 2.7 Sites are scored against their strategic fit with regional objectives (as set out in the Strategic Economic Framework) to determine their suitability for inclusion on the Strategic Housing Pipeline. Scoring and prioritisation is still being finalised with district officers. Criteria that pipeline sites are scored against include;
- **Enabling Inclusive Growth:** Projects are scored based on their ability to meet local housing need and the contribution that delivery of the site will make towards inclusive growth. This includes consideration of IMD scores, average incomes of the local area, current or planned infrastructure investment, including public realm investment.
 - **Supporting clean growth:** Projects are scored on their ability to contribute to the Region's clean growth agenda including consideration of opportunities to utilise MMC, energy efficiency of homes (where projects are well developed enough), blue/green infrastructure in the locality and levels of fuel poverty in the locality as well as site type (greenfield/brownfield with brownfield scoring higher)

- **Delivering 21st Century Transport:** Projects are scored on their contribution to sustaining an improved transport network including proximity to accessing sustainable modes, measures to mitigate any adverse impacts to surrounding transport networks, contribution to transport infrastructure, active modes.
- **Boosting productivity:** Projects are scored more favourably if they are based in a Spatial Priority Area, are located close to main urban centres or areas of jobs growth, are able to demonstrate opportunity to work with SMEs and/or contribute to the regeneration of an area through creating new market opportunities.

2.8 An updated version of the pipeline is attached at appendix 1 of this report. The pipeline forms the basis of the projects that the revenue funding will be used to support, subject to assessment and prioritisations. Panel members are asked to endorse the approach described to developing the pipeline and that the pipeline will form the basis of projects supported by the housing pipeline revenue funding moving forward. It should, however, be noted that the pipeline is designed to be a live tool therefore sites can be added when opportunities arise or removed either when moving into delivery or if they become unsuitable as housing sites.

Housing Pipeline Revenue Fund

- 2.9 The Housing Pipeline Revenue Fund (HPRF) is allocated to the Combined Authority to 'develop a pipeline of housing projects' in the region. A total of £3.2m was allocated to be spend over 2 years with £250,000 in 2020/21 and the remaining £2.95m in 2021/22. The first tranche of funding was received on 21 December 2020 with the second tranche (£2.95m) expected to be released in April 2021 following the Combined Authority providing satisfactory evidence of spend in 2020/21 to MHCLG.
- 2.10 The first tranche of funding (£250,000) has been agreed and allocated to Local Authorities, specifically to pipeline projects that were able to spend revenue monies this year, predominantly to boost capacity of teams or consultancy support already commissioned that will accelerate projects becoming investment ready. The larger tranche of funding (£2.95m) will require further work to enable it to be allocated to develop capacity across the region and to support projects that are prioritised across the pipeline.
- 2.11 Work has already commenced to prioritise the housing pipeline with Local Authority teams that will help to target the funding at those sites with the highest strategic fit (e.g. zero carbon, supporting inclusive growth) and that may be suitable for the BHF programme. A resource and capacity review has also been completed with each of the Local Authorities. It is envisaged that the funding will be allocated to help drive forward the delivery of the housing pipeline, including the following:
- Increase capacity within Local Authority and Combined Authority teams either through recruitment or commissioning to add resource to meet priority project demands and to address current skills gaps

- Provide specialist support to projects at the right point, for example when ready to enter the assurance process for BHF, for feasibility and technical work and to build robust business cases.
- To support joint working between public and private sectors, ensuring when projects enter the assurance process they are investment ready and support Local Authorities and the Combined Authority with private sector negotiation

2.12 As the majority of the housing pipeline is in private sector ownership it will be important to ensure that as sites move forward, public funding is protected and value for money is maximised. As a principle of the fund, it is proposed that for private sector owned sites or sites that are led jointly by public/private sector partners, funding may be provided on a shared risk basis and that as projects move to delivery, revenue funding would be repaid in order to create a revolving fund. This will be managed on a project-by-project basis.

2.13 To ensure adequate oversight from members alongside swift funding allocations to enable spend to develop projects, the following indicative approval process for funding is proposed:

Date	Meeting	Approval/endorsement sought
28 January	Place Panel	As the panel with oversight of the pipeline, endorsement for the revised pipeline following the work with each Local Authority
4 February	Combined Authority	Budget report to accept the 2021/22 revenue of £2.95m into the budget and to delegate approval of spending approach to Investment Committee
4 March	Investment Committee	To approve the approach, which is still in development, to spending the £2.95m and approve use as a revolving fund (in line with principles of 2.10 and 2.11 of this report) and to delegate approval of project level spend to the Managing Director.

Brownfield Housing Fund

2.14 The Brownfield Housing Fund is a capital funding programme with an allocation of £66.7m directly to the Combined Authority to increase the development of homes of brownfield land. The homes must be started on site by March 2025 and the funding must support the development of at least 4500 new homes. The Combined Authority is currently working closely with Local Authority partners to identify deliverable schemes within these timescales from the Strategic Housing Pipeline. To ensure that the Combined Authority is able to reach the required number of homes it is envisaged that a wider call for projects will also be required to achieve the programme.

- 2.15 A call for projects is proposed to take place commencing in February/March 2021 to identify brownfield projects (wider than those included on the pipeline already identified as suitable for BHF) that demonstrate market failure and require investment to unlock delivery. Projects received will be sifted on the basis of meeting the core objectives of the fund as set out by MHCLG, strategic fit with the regional Strategic Economic Framework (e.g. zero carbon, supporting inclusive growth) and potential financial return. The fund will be operated on a loan first basis, similar to other programmes, with assessment of all funding routes required to be explored through an open book assurance process with partners bringing sites forward for the call. Full criteria for these objectives is currently being developed and any sifting process will include Local Authority Officers for schemes proposed in their respective areas. A further update on progress with the BHF and call for projects will be brought to the next Place Panel meeting.

Next Steps

- 2.16 Throughout January and February further meetings with each Local Authority team will take place and further a deeper review of capacity to manage the revenue programme will take place to identify project spend for the revenue funding supporting projects to become investment ready and focussing on projects that are likely candidates for the Brownfield Housing Fund programme.
- 2.17 Following Place Panel endorsement, a report will be presented to the Investment Committee on 4th March outlining the approach, which is in development, to allocating the housing pipeline revenue funding to support a prioritised pipeline projects.
- 2.18 Local Authority officers are providing details of projects from the Strategic Housing Pipeline that are suitable for BHF until the end of January. Following this a call for projects is likely to be issued to ensure the required number of homes for the programme is delivered (if this is not met through Strategic Housing Pipeline projects)

3. Financial Implications

- 3.1 The Brownfield Housing Fund is a direct allocation of £67m of capital funding to the Combined Authority as an emerging MCA.
- 3.2 The Housing Pipeline Revenue Fund has been allocated to the Combined Authority as part of the devolution deal to develop the housing pipeline – with £0.25m to be spent in 2020/21 and £2.95m in 2021/22
- 3.3 It should be noted that the funds will not be sufficient to support the delivery of all sites across the pipeline. As such, there will need to be a strong element of prioritisation and programme management in the deployment of the funding across the pipeline.

4. Legal Implications

- 4.1 Legal agreements for the BHF programme and the Housing Revenue Fund will be agreed on a project-by-project basis.
- 4.2 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.

5. Staffing Implications

- 5.1 The Combined Authority has recruited a Brownfield Development Manager to the Delivery Directorate responsible for programme management of BHF and will be supported by a team.
- 5.2 Partner Council resources will also need to be identified and costs included for within the projects.

6. External Consultees

- 6.1 The BHF programme has been discussed with the Directors of Development and appropriate teams in each district and is a regular item at Strategic Place Officer Group meetings who have oversight of the scorecard process and strategic housing pipeline.

7. Recommendations

- 7.1 That Place Panel note the contents of the report and provide any further comments and feedback.

8. Appendices

- 8.1 Strategic Housing Pipeline

Agreed to share with Place Panel with all Local Authorities via Strategic Place Officers

West Yorkshire Strategic Sites Pipeline								
Site Information								
Local Authority	Site Name	Ownership	Land type	Area (hectare)	Mapped ?	Allocated for resi	Within SPA	Total Number of Homes
Bradford	Crag Road Ph 2 & 3	Local Authority	Brownfield	1.5	Yes	No	Yes	120
Bradford	New Bolton Woods Ph4 / Bolton Woods Quarry Ph1	Local Authority / Private	Brownfield	35	Yes	No	Yes	762
Bradford	Bolton Woods Quarry Ph2	Private	Brownfield	1.2	Yes	Yes	Yes	300
Bradford	New Bolton Woods Ph5	Local Authority / Private	Brownfield		Yes	Yes	Yes	97
Bradford	Sty Lane	Private	Greenfield	11.6	Yes	Yes	No	455
Bradford	Bradford City Village	Private (mixed sites)	Brownfield		Yes	No	Yes	1000
Bradford	South East Bradford Housing Growth Area	Mixed	Mixed		No	No	Yes	2100
Bradford	Coolgardie Farm	Private	Greenfield	2.99	Yes	Yes	No	140
Bradford	Lister Mill	Private	Brownfield	8.75	Yes	Yes	No	175
Bradford	Drummond Mill	Private	Brownfield	7.58	Yes	Yes	No	140
Bradford	Northside Road	Private	Brownfield	12.69	Yes	Yes	No	420
Bradford	Ravenscliffe	Private	Brownfield	2.83	No	Yes	No	110
Bradford	Western Gateway	Lacal Authority / Private	Brownfield	3.7	No	No	Yes	300
Calderdale	Halifax Living - Minster View	Local Authority / Private	Brownfield	3.63	Yes	Yes	Yes	59
Calderdale	Halifax Living - Bailey Hall	Private	Brownfield	1.52	Yes	Yes	Yes	79
Calderdale	Halifax Living - Royal London	Private	Brownfield	1.56	Yes	Yes	Yes	47
Calderdale	Halifax Living - Water Lane/Shaw Lodge Mill	Private	Brownfield		Yes	Yes	Yes	79
Calderdale	Halifax Living - Cow Green	Local Authority	Brownfield	0.33	Yes	No	Yes	110
Calderdale	Halifax Living - Borough Market	Local Authority	Brownfield		Yes	No	Yes	40
Calderdale	North Halifax - Keighley Road, Furness Avenue & Turner Avenue	Local Authority	Mixed	15.3	Yes	Yes	No	510
Calderdale	North Halifax - Clough Lane & Hambleton	Local Authority / Private	Mixed	3.94	Yes	Yes	No	130
Calderdale	Brighouse Garden Suburb - Thornhills	Mixed	Green Belt	140.66	Yes	No	Yes	1988
Calderdale	Brighouse Garden Suburb - Woodhouse	Mixed	Green Belt	63.2	Yes	No	Yes	1257
Calderdale	Near Royd	Private	Greenfield	16.68	Yes	Yes	No	474
Calderdale	Off Mill Lane and Old Lane	Private	Greenfield	9.6	Yes	Yes	No	197
Calderdale	Cock Hill	Private	Greenfield	11.17	Yes	Yes	No	331
Calderdale	Off Cock Hill Lane	Local Authority	Greenfield	5.86	Yes	Yes	No	166
Calderdale	Kershaw Drive	Local Authority	Green Belt	4.97	No	No	No	91
Kirklees	Cambridge Road	Local Authority	Brownfield	1.27	Yes	Yes	Yes	44
Kirklees	Flint Street	Loca Authority	Brownfield	1.29	Yes	Yes	Yes	45
Kirklees	Huddersfield Town Centre Living	Local Authority	Brownfield		No	No	No	230
Kirklees	Daisy Hill Heritage Action Zone (mixed sites)	Private	Brownfield	1.25	Yes	No	Yes	300
Kirklees	Cliffe Street Car Park	Local Authority	Brownfield	1.36	Yes	Yes	Yes	47
Kirklees	Black Cat Fireworks Site	Private	Brownfield	25.3	Yes	No	Yes	770
Kirklees	Land North of Blackmoorfoot Road	Private	Brownfield	3.35	Yes	No	Yes	116
Kirklees	Land East of Thewlis Lane	Private	Brownfield	14.11	Yes	No	Yes	500
Kirklees	Bradley Park	Local Authority	Greenfield	68.35	Yes	Yes	Yes	2063
Kirklees	Dewsbury Riverside	Local Authority / Private	Greenfield	142.9	Yes	Yes	Yes	4000

Kirklees	Chidswell	Private	Greenfield	35	Yes	No	Yes	1535
Kirklees	Flash Lane	Local Authority	Greenfield	2.03	Yes	Yes	No	71
Kirklees	Fenay Lane	Local Authority	Greenfield	7.83	Yes	Yes	No	274
Kirklees	Netheroyd Hill	Local Authority	Brownfield	1.99	Yes	Yes	Yes	68
Kirklees	Bluebell Hill	Local Authority	Greenfield	1.63	Yes	Yes	No	57
Kirklees	Main Avenue	Local Authority	Greenfield	2.18	Yes	Yes	No	76
Kirklees	Upper Clough	Local Authority	Greenfield	1.54	Yes	Yes	No	53
Kirklees	Mayman Lane depot	Local Authority	Brownfield	1.19	Yes	Yes	Yes	41
Kirklees	R M Grylls	Local Authority	Brownfield	3.6	Yes	Yes	No	125
Kirklees	Gomersal Primary School	Local Authority	Brownfield	1.42	Yes	Yes	No	48
Kirklees	Heckmondwike Road	Local Authority	Greenfield	1.54	Yes	Yes	No	53
Kirklees	Highmoor Lane	Local Authority	Brownfield	1.62	Yes	Yes	No	56
Kirklees	Newsome Mills	Private	Brownfield	1.08	Yes	Yes	No	75
Kirklees	Garnet Wires, Westgate, Cleckheaton	Private	Brownfield	6.4	Yes	Yes	No	197
Leeds	Leeds City Village - Marsh Lane and Shannon Street	Private	Brownfield		Yes	Yes	Yes	1200
Leeds	Climate Innovation Disrict	Private	Brownfield		Yes	Yes	Yes	506
Leeds	Crosspoint - Hunslet Road	Private	Brownfield		Yes	Yes	Yes	928
Leeds	Doncasters Monk Bridge	Private	Brownfield		Yes	Yes	Yes	463
Leeds	Kirkstall Forge	Private	Brownfield		Yes	Yes	Yes	700
Leeds	Richmond Street	Private	Brownfield		No	Yes	Yes	350
Leeds	City Reach (Kirkstall Road and off Wellington Road)	Private	Brownfield		No	Yes	Yes	1000
Leeds	Mount St Marys	Private	Brownfield		No	Yes	Yes	175
Leeds	Copperfields	Local Authority	Brownfield		No	Yes	Yes	170
Leeds	Armouries Drive	Local Authority / Private	Brownfield		No	Yes	Yes	114
Leeds	York Road/Selby Road	Private	Brownfield		No	Yes	No	100
Leeds	Bridgewater Road North	Private	Brownfield		Yes	Yes	Yes	550
Leeds	Lincoln Green/Mabgate	Private	Brownfield		No	Yes	No	150
Leeds	Holbeck	Private	Brownfield		Yes	Yes	Yes	750
Leeds	Globe Road	Private	Brownfield		Yes	Yes	Yes	750
Leeds	Temple Quarter	Private	Brownfield		No	Yes	Yes	780
Wakefield	C6 Solution-Castleford Riverside Regeneration	Private	Brownfield	26.44	Yes	Yes	Yes	1400
Wakefield	Castleford Housing Zone general	Local Authority / Private	Mixed	64.81	Yes	Yes	Yes	1712
Wakefield	Wakefield Civic Quarter	Local Authority / Private	Brownfield		Yes	Yes	Yes	100
Wakefield	Wakefield Kirkgate	Local Authority/Private	Brownfield		Yes	Yes	Yes	200
Wakefield	Pontefract Town Centre	Local Authority / Private	Brownfield	8	Yes	Yes	Yes	250
Wakefield	Pontefract Dispensary	Other public sector	Brownfield	1.9	Yes	Yes	Yes	120
Wakefield	Land South of Knottingley	Private	Green Belt	132	Yes	Yes	Yes	2600

Report to: Place Panel

Date: 28 January 2021

Subject: **Green Infrastructure Standards Trial**

Director: Alan Reiss, Director of Policy, Strategy and Communications

Author: Ambrose White

1. Purpose of this report

- 1.1 To give an update on the national Green Infrastructure Standards Trial (GIST) to test and develop a national Standards Framework for Green Infrastructure and seek comments on survey responses providing feedback to Natural England on the draft Framework.

2. Information

- 2.1 Natural England are developing a national Framework of Standards for Green Infrastructure (GI), delivering a commitment in the Government's 25-year Environment Plan. A national trial is underway to test the draft Standards Framework. West Yorkshire Combined Authority was provided the opportunity to take part through its Devolution Deal, and Leeds City Region is one of the 10 trial areas in England included in the trial.
- 2.2 The Combined Authority's involvement in the national trial was confirmed as part of the West Yorkshire Devolution Deal signed in March 2020. Participation in the trial forms part of a wider workstream on spatial planning and tackling climate emergency, which is being progressed as part of the transition to a Mayoral Combined Authority.
- 2.3 The national trial is planned to be complete in mid-February 2021. The draft Framework will be updated based on feedback from the trial areas, for a planned soft launch later in 2021. The finalised national Standards Framework is planned to be published in 2022.
- 2.4 An informal steering group has been set up for the West Yorkshire trial area, including representatives identified by the Local Nature Partnership, Leeds City Region Heads of Planning and West Yorkshire Ecology Steering Group. The steering group has been considering opportunities to test elements of the

draft Standards Framework as part of work already underway, and to provide feedback to Natural England on the draft document. The steering group includes representatives from Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, North Yorkshire (representing Selby) and Wakefield councils, along with Yorkshire Water, Environment Agency, Yorkshire Wildlife Trust and Groundwork.

- 2.5 The draft Standards Framework is made up three main elements. A detailed overview of the draft Standards Framework is provided as Appendix 1:
- a set of principles for Good Green Infrastructure and associated guidance
 - updated standards for accessible natural greenspace (based on existing Accessible Natural Greenspace Standards)
 - a new national green infrastructure dataset and online mapping platform.
- 2.6 The scope of the West Yorkshire trial project was agreed with Natural England with three key elements.
- 2.7 **Leeds City Region Green and Blue Infrastructure Strategy and Delivery Plan Review:** undertake a review of the existing Strategy and Delivery Plan using the draft national Principles for Good Green Infrastructure and self-assessment checklists, included in the draft Standards Framework.
- 2.8 The review will identify the extent to which the existing Strategy aligns well with the draft Principles, and areas where the Strategy could be strengthened to reflect the best practice in developing Green Infrastructure policy identified by Natural England. The outcomes of the review will be applied to future development of the Strategy and development of an action plan for tackling the climate emergency.
- 2.9 **Investigating the potential for the Standards Framework to be considered as part of Combined Authority-supported scheme development processes** which could link to future updates to the Assurance Framework. As the Standards Framework is at a relatively early stage of development, changes to formal Combined Authority processes would not be achieved within the project timescale.
- 2.10 However, approaches to using elements of the Standards Framework to support schemes benefitting from investment will be considered ahead of its publication in 2022. Elements of the draft Standards Framework for review provided by Natural England could be shared with scheme promoters to guide development of Green Infrastructure focussed projects, or schemes incorporating green infrastructure.
- 2.11 Where relevant, **review and potential testing of elements of the Standards Framework by the Combined Authority and local partners** in development of local policy and future investment programmes. For example, use of the proposed national data set and mapping to identify areas of deficit in accessible natural greenspace, or opportunities to invest in green infrastructure investment.
- 2.12 The Government's 25-year Environment Plan sets out the ambition for the Standards Framework to help in "ensuring that new developments include accessible green spaces and that any area with little or no green space can be

improved for the benefit of the community”. As part of this, the plan sets out the intention to support local authorities to assess green infrastructure provision against these standards, and to work with the Ministry of Housing, Communities and Local Government to see how government’s commitments on green infrastructure can be incorporated into national planning guidance and policy.

- 2.13 The development of a national Framework of Standards provides an opportunity to create a common understanding of what good green infrastructure means in practice, as well as guidance on planning for and developing green infrastructure within development. It therefore offers the potential to support local authorities in place making work, improving the quality and quantity of green infrastructure in their region, as well as to prepare for potential changes in the planning policy framework relating to biodiversity and nature recovery.
- 2.14 Participation in the trial allows the Combined Authority and local partners to have early sight of the draft national Standards for Green Infrastructure and to help shape the national Standards to help ensure they are as effective and provide as much support to local authorities as possible. This could be of value if the Standards Framework is incorporated into national planning guidance and policy in the future.

Feedback to Natural England

- 2.15 As part of involvement in the national Standards Framework trial, local trial areas will provide feedback to Natural England on the draft Standards Framework and associated products.
- 2.16 Feedback will be submitted via Natural England’s online survey which will be launched for trial areas to respond by mid-February 2021. Partners have begun reviewing the draft Standards Framework and providing initial views on relevant elements, and providing feedback to be included in our response.
- 2.17 The Combined Authority will feed back through Natural England’s online survey as the lead authority for the local West Yorkshire trial areas, incorporating feedback from local partners in its response. Local partner organisations are also invited to submit feedback to the national Trial project team independently if they wish to do so.
- 2.18 The draft response is being developed with input from the project steering group, and comments will be sought from other related groups including the West Yorkshire Ecology Steering Group, Leeds City Region Heads of Planning and Duty to Cooperate Group, the White Rose Forest and Local Nature Partnership.
- 2.19 A separate survey has been launched by Natural England for feedback on the national dataset and mapping. The feedback in the draft survey response for this element has been based on partners’ experience of initial demonstrations of the data and mapping provided by Natural England. As the national mapping data is in the process of being released, further feedback may be

added to the current draft response reflecting experience of the full data set, where this is possible in the time available for response.

- 2.20 The draft survey responses are attached as appendices 2 and 3 for Place Panel's comment. The Green Economy Panel are also being invited to comment on the draft response. The survey response will be submitted in line with the Combined Authority's consultation response process.

3. Clean Growth Implications

- 3.1 The draft Green Infrastructure Standards Framework is intended to improve the quality of green infrastructure, and when launched will help local delivery on green infrastructure and tackling the climate emergency. Participation in the national trial of the draft Standards Framework offers the chance to ensure that the benefits of good green infrastructure in supporting carbon emission reduction are emphasised within the Framework.

4. Financial Implications

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

5. Legal Implications

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

6. Staffing Implications

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

7. External Consultees

- 7.1 No external consultations have been undertaken.

8. Recommendations

- 8.1 That the Panel note the progress made on the Green Infrastructure Standards Trial, and provide comment on the draft survey responses on the national Standards Framework and national mapping database.

9. Background Documents

["A Green Future: Our 25 Year Plan to Improve the Environment"](#), HM Government, 2018 – Chapter 3

10. Appendices

Appendix 1 – Green Infrastructure Standard Trial – overview of draft national Green Infrastructure Standards Framework

Appendix 2 – draft survey response – main Standards Framework survey

Appendix 3 - draft survey response – national mapping and dataset survey

National Green Infrastructure Standards Trial

Development of a national Framework for GI Standards

Context - National project and LCR Strategy

- LCR Green and Blue Infra Strategy and Delivery Plan adopted - December 2018
- Gov. 25 year Environment Plan includes commitment to develop national framework of GI standards
- 10 trial areas incl. West Yorkshire (through Devo Deal) – to test and strengthen draft Framework
- This phase - 4 month trial area projects (**mid February 2021**)
- Soft launch planned for 2021 with further trialling
- Finalised national standards framework planned for final launch 2022
- Potential for incorporation into national planning guidance and policy



Source: Arup

Context - West Yorkshire project

1. Use national draft Standards Framework to test LCR GBI Strategy and Delivery Plan and embed into CA policy and strategy **[CA action]**
2. Test how the draft Standard Framework (or elements) can be embedded into LCR Assurance Framework **[CA action]**
3. Use benchmarking data and new standards/tools **[CA/partners action]**
 - *To produce new mapping for regional/local strategies e.g. GBI Strategy; Nature Recovery Strategies*
 - *To identify areas in greatest need of nature recovery – build into local planning policy*
 - *To align with Emissions Reduction Pathway work and develop nature recovery/climate emergency investment pipelines*

Provide feedback and evidence to Natural England on application and experience of using Standards Framework

Milestone for completion – February 2021

Summary of draft national Green Infrastructure Standards Framework

Draft National GI Standards Framework

Principles of Good GI

1. Multiple Benefits/Value
2. Partnership
3. Policy
4. Evidence
5. Planning and Design
6. Stewardship/ Governance

Benchmarking/Mapping

- Green and blue space land cover
- Greenness Ratio
- Accessible natural greenspace
- Woodland
- Public Rights of Way
- Socio-economic data
- + *analyses based on above*

GI Standards

Could include:

- Updated Accessible Natural Greenspace Standards *e.g. Neighbourhood Greenspace standard - at least 10ha within 1km of a home*
- Urban Greening Factors
- Others TBC

Guidance

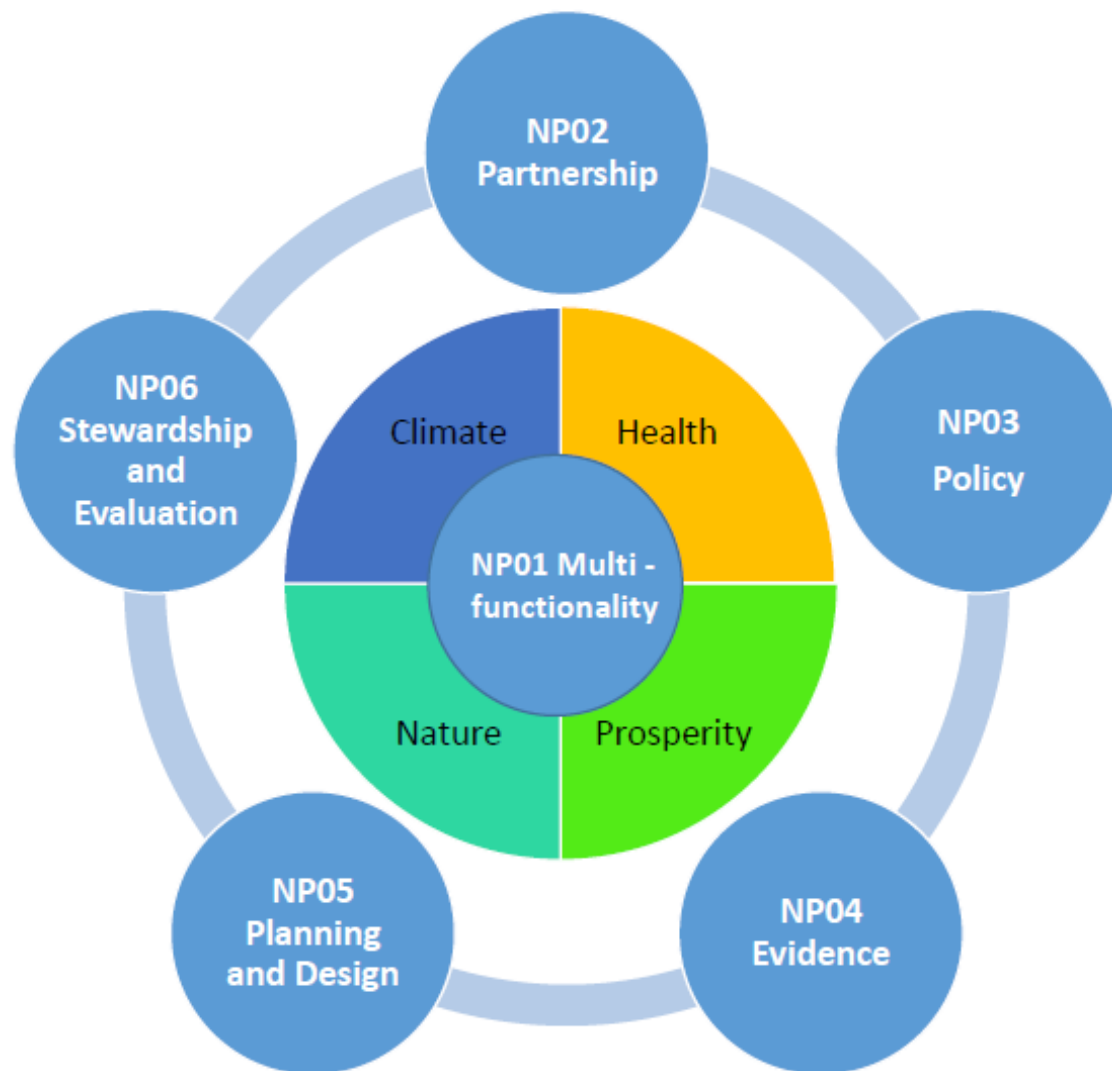
- How to self assess against Principles of Good GI
- How to apply GI Standards Framework (incl. checklists, process maps for e.g. development managers)
- How to design GI

Support available through Framework

- Tools/guidance included in Standards Framework
 - Updated standards e.g. ANGSt; UGF
 - National mapping and analyses (e.g. greenness factor, green/blue land cover)
 - Process maps and checklists incl.
 - 22 • Developing Green Infrastructure Strategy (For Local Planning Authorities)
 - Incorporating Green Infrastructure Into Development (For Developers/Promoters)
 - Ensuring New Developments Deliver Good Green Infrastructure (For LPA Development Managers)
 - Incorporating Green Infrastructure into Neighbourhood Plans (for communities preparing a Neighbourhood Plan)
- Knowledge community of 10 trial areas across England

Standards Framework - in detail

Principles of Good GI



Standards Framework - in detail

Principles of Good GI

Multiple Benefits and Value

NP01 **Develop, design and deliver multi-functional Green infrastructure** that delivers a range of benefits for people, places and nature. This includes:

- a. Health and wellbeing benefits;
- b. Thriving nature and biodiversity gains;
- c. Making places more resilient to climate change and helping to meet zero carbon targets;
- d. Adding value and supporting prosperous communities.

Partnership

NP02 **Facilitate partnership working, collaboration and stakeholder engagement.** Include local authorities, developers, communities, green space managers and others. These are critical for planning and delivering green infrastructure that meets local needs.

Policy

NP03 **Secure green infrastructure as essential infrastructure in local strategy and policy.** Deliver a range of environmental, social, health and economic policy objectives as part of place-making and place-keeping.

Evidence

NP04 **Plan green infrastructure to meet different people's needs.** Use evidence of quantity, quality and distribution of GI assets and data on environmental and health challenges to address inequalities in provision. (see Guidance section at end for guidance examples)

Planning and Design

NP05 **Plan and design green infrastructure strategically** to function and connect as a living network at a local and landscape scale, responding to and enhancing local character

Stewardship Governance Funding & Evaluation

NP06 **Plan good governance, management, monitoring, evaluation and funding** of green infrastructure from the outset and secure it for the long-term.

Standards Framework - in detail

Principles of Good GI

PROCESS MAP 1: DEVELOPING A GREEN INFRASTRUCTURE (GI) STRATEGY

Process for Local Planning Authorities (LPAs)

PROCESS MAP 2: INCORPORATING GREEN INFRASTRUCTURE (GI) INTO DEVELOPMENT

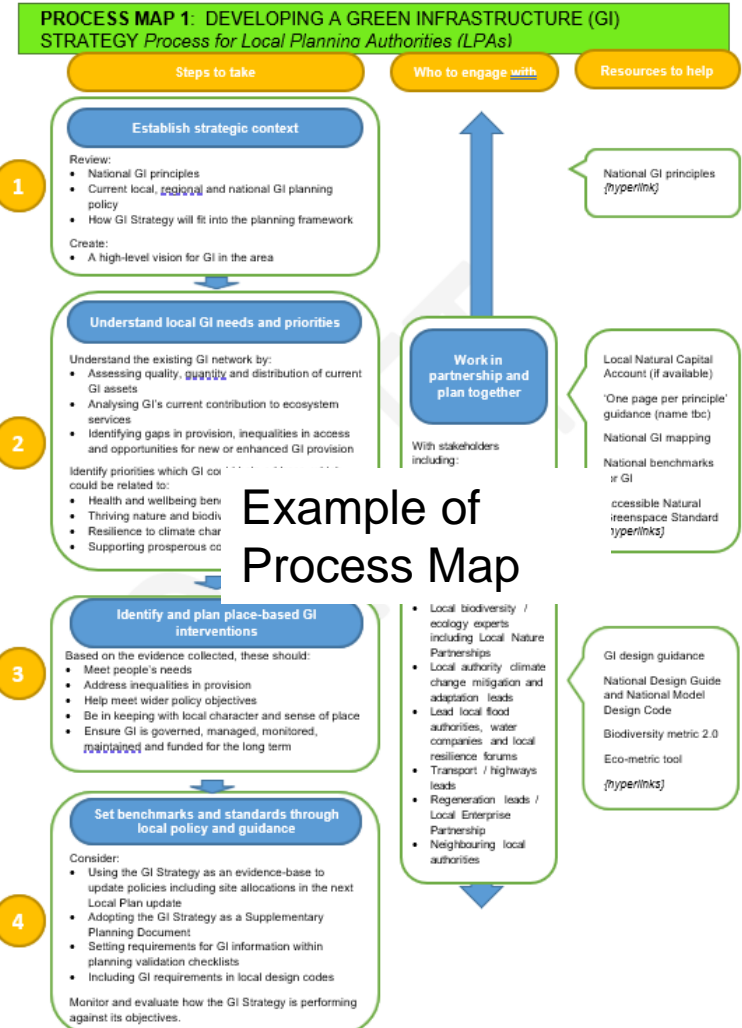
Process for Developers and Design Teams

PROCESS MAP 3: ENSURING NEW DEVELOPMENTS DELIVER GOOD GREEN INFRASTRUCTURE (GI)

Process for Development Managers within Local Planning Authorities (LPAs)

PROCESS MAP 4: INCORPORATING GREEN INFRASTRUCTURE INTO NEIGHBOURHOOD PLANS

Process for communities developing Neighbourhood Plans



Standards Framework - in detail

GI Standards: updated Accessible Natural Greenspace Standards (ANGSt)

Doorstep Greenspace (new addition)	At least 0.5 ha within 200 metres or under 5 mins walk*	includes a wider range of greenspace especially important in existing built up areas where homes don't have gardens.
Local Greenspace	At least 2 ha within 300 m (straight line route) or 500 m (actual walking/cycling route) i.e. within 5- 10 mins walk* 2 mins cycle	especially relevant in new urban extensions and garden communities as part of accessible nature recovery and biodiversity / environmental net gain.
Neighbourhood (new addition)	10 ha within 1 km or a 15-20 mins walk* (straight line – or network distance to be determined) 4 mins cycle	Distance criteria to promote active travel to visit greenspace. We are testing the size criteria around this i.e. the size within a 15-20 min walk
Wider neighbourhood	At least 20ha within 2km	eg parks and gardens
District	100 ha within 5 km 20 mins cycle	eg country parks, access land, accessible woodland.
Sub-regional	500 ha within 10 km 40 mins cycle	e.g. access land, accessible woodland, and the largest nature reserves.
Local and National Nature Reserves	LNRs and NNRs of at least 1 ha per 1000 population	measured at district/borough level (original ANGSt criterion only included LNRs)

Standards Framework - in detail

GI Standards – Urban Greening Factors

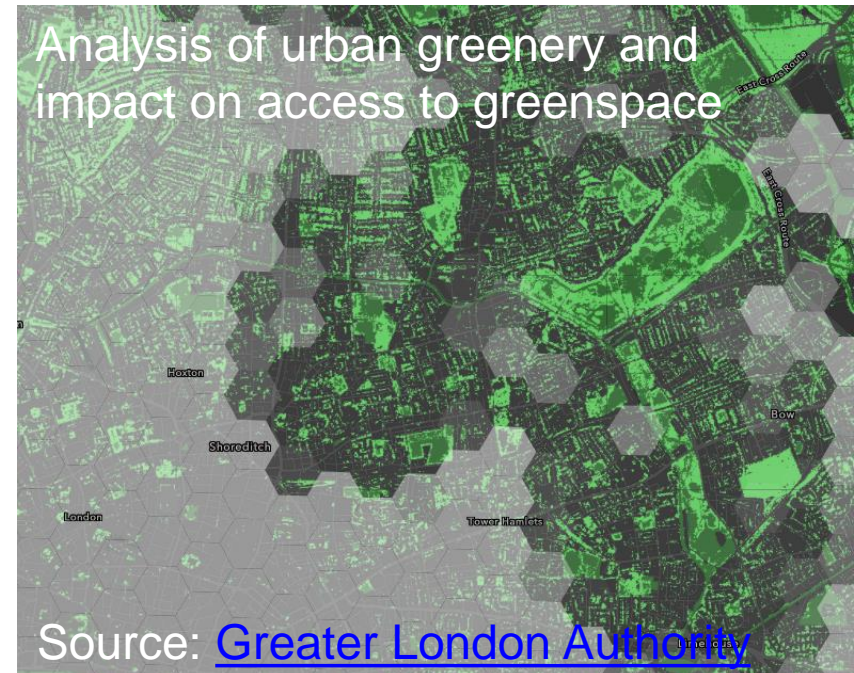
A tool that evaluates and quantifies the amount and quality of **urban greening** that a scheme provides to inform decisions about appropriate levels of **greening** in new developments

UGF works well in higher density urban districts that generally struggle to significantly increase the quantum of green space but can benefit incrementally from the addition of greenery within development

Developed in London and incorporated into London Plan

Calculated by multiplying:

- the area of each type of land cover with the relevant weighting factor in the table (see table 1 as an example of a scoring table)
- summing the weighted scores
- dividing the result by the total land area of the site



London Plan sets a standard for an UGF of 0.3 for commercial development and 0.4 for residential development. It is important to note that UGF **does not consider losses**, so a UGF of 0.4 could represent a loss if the starting baseline is over 0.4 (e.g. in greenfield development)

Standards Framework - in detail

GI Standards: Urban Greening Factors

GLA New London Plan (2019) Table 8.2 – Urban Greening Factors		
No	Surface Cover Type	Factor
01	Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1.0
02	Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1.0
03	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm [see livingroofs.org for descriptions].	0.8
04	Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	0.8
05	Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) [meets the requirements of GRO Code 2014].	0.7
06	Flower-rich perennial planting [see RHS perennial plants for guidance].	0.7
07	Rain gardens and other vegetated sustainable drainage elements [see CIRIA for case-studies]	0.7
08	Hedges (line of mature shrubs one or two shrubs wide) [see RHS for guidance].	0.6
09	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
10	Green wall - modular system or climbers rooted in soil [see NBS Guide to Façade Greening].	0.6
11	Groundcover planting [see RHS Groundcover Plants for overview].	0.5
12	Amenity grassland (species-poor, regularly mown lawn).	0.4
13	Extensive green roof of sedum mat / other lightweight systems not meeting GRO Code 2014.	0.3
14	Water features (chlorinated) or unplanted detention basins.	0.2
15	Permeable paving [see CIRIA for overview].	0.1
16	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0.0

For example, an office development with a 600 sqm footprint on a site of 1,000 sqm including a green roof, 250 sqm car parking, 100 sqm open water and 50 sqm of amenity grassland would score the following:

$$(0.7 \times 600) + (0.0 \times 250) + (1 \times 100) + (0.4 \times 50) / 1000 = 0.54$$

So, in this example, the proposed office development exceeds the interim target score of 0.3 for a predominately commercial development

Standards Framework - in detail

Comparison of standards


	Biodiversity Net Gain (minimum 10%)	Eco-metric*	Urban Greening Factor (0.3 for commercial and 0.4 for residential)
Greenfield development 79	Biodiversity net gain (min 10%) can be delivered on and/or off site.	Used help to maximise gains and minimise losses from development across 18 different ecosystem services. Helps to support multi-functionality of GI	UGF could be designed to set min on-site greening based on specific service (eg permeability or other services)
Urban Development	Biodiversity net gain (min 10%) can be delivered on and/or off site. Where baseline biodiversity is zero, there is potential to set minimum standard for biodiversity.	Used help to maximise gains and minimise losses from development across 18 different ecosystem services. Helps to support multi-functionality of GI.	UGF could be designed to set min on-site greening based on specific service (eg permeability or other services)
Area-wide	BNG is not normally applied at an area-wide level to determine quantum of biodiversity.	The eco-metric scoring matrix is being tested at an area-wide level as a baseline against which to test development scenarios.	A simpler version of UGF, greenness ratio (ratio of soil/vegetation to man-made surfaces eg 50%) -use as a measure of the greenness of an area.

* [eco-metric](#) is a tool to assess how to maximise gains and minimise losses across 18 different ecosystem services, being tested by Birmingham and Cumbria as part of national Standards Trial


Standards Framework - in detail

Benchmarking/Mapping

- Green and blue space land cover
- Greenness Ratio
- ⁸⁰ Accessible natural greenspace
- Woodland
- Public Rights of Way
- Socio-economic data



soil/vegetation land cover versus
manmade surface (50/250m
grid)



% of population with access

Hectares per head of accessible
natural greenspace; (+ Hectares of
LNR/NNR per 1,000 population)

Analysis of population density and
population growth in relation to access
to accessible natural greenspace;

access to greenspace by level of
deprivation (using the Index of Multiple
Deprivation), ethnicity, disability and
long-term illness

Standards Framework - in detail

Guidance

- *How to self-assess* against the principles of good green infrastructure using **checklists**
- *How to apply* the Framework of GI Standards - **Process maps** for planners, developers, local communities, and greenspace managers);
- *How to design GI* – an evidence-based GI design guide (subject to resources)
- Other guidance document references (relating to 6 principles)
- Access to Green Infra Resource Library (<https://brillianto.co.uk/GIRL/>) – searchable database of 1,500 resources

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National Green Infrastructure Standards Trial - West Yorkshire online survey feedback response

Key Points

- The draft Standards Framework offers significant potential at national and local levels to support local authorities and delivery organisations in increasing delivery of multi-functional green infrastructure and maximising the benefits of green infrastructure for the environment and human health
- However draft Standards Framework and its components need further revision and expansion, if it is to fulfil its potential and provide the greatest amount of support to local partners possible, especially given new requirements on local authorities in development of nature recovery strategies and addressing net biodiversity gain requirements as part of the planning process
- The focus of the Standards Framework – exemplified in the proposed core standards for GI (Accessible Natural Greenspace standards - ANGSt) may be too focussed on concepts around accessibility – which risks working against the core principle proposed of multi-functionality and give insufficient emphasis to the ecological benefits of GI, including protecting/enhancing biodiversity, carbon mitigation and reduction of flood risk.
- An understanding of the extent of accessible natural greenspace, and levels of access to it, is useful as a way of understanding where there are deficiencies in terms of people's ability experience nature and greenspace – which helps build wider understanding of the importance of nature and of conserving it. However, the updated ANGSt proposals in isolation may not be sufficiently balanced as a metric to assess the level of provision of multi-functional, high quality GI – and should be used in conjunction with others, potentially as a sub-set of an overarching measurement tool.
- The guidance provided in the draft framework – and the associated national data set and mapping – provides a useful basis for local authorities in developing GI policy and making use of the national data set. We would like to see this expanded to provide more detailed guidance on the principles and policy development, as well as on ways to make the most of the national data set and online mapping platform.
- Incorporation of the Standards Framework into the national planning framework, potentially providing statutory status for the Framework, would ensure that the Framework would have the greatest possible impact in terms of multi-functional greenspace provision, local planning authorities must retain the ability to develop and implement policy that suits individual circumstances and locally determined objectives. More information is needed on government/Natural England's long-term ambitions for the Standards Framework.

Q1: Please state your name and the name of your organisation**Q 2.1 Which elements of the draft GI Framework did you make use of during the trial?**

	Not considered at all / as relevant	Considered, but dismissed	Partially completed	Completed
National Principles(summary)			X	
National Principles(detail)			X	X
Process map 1 - developing a green infrastructure strategy		X		
Process map 2 - Developers and Design Team		X		
Process map 3 - Development Managers within Local Planning Authorities (LPAs)		X		
Process Map 4: Neighbourhood Plans	X			
Mapping products			X	
Updated & extended ANGSt			X	
Urban Greening Factor			X	

Q2.2 – The draft GI framework as a whole -a.) Please rate the following statements

	Strongly agree	Agree	Disagree	Strongly Disagree
It is easy to read and navigate			X	
It contains the right level of detail (neither too much nor too little)				
It is helpful, useful and easy to use with colleagues and partner organisations			X	
The GIST trial has enhanced the understanding of GI within the trial area		X		

b.) Please provide any comments on the draft GI framework as a whole (or state N/A)

A key issue for Natural England to consider is the role that the Standards Framework is intended to play in national policy – including future planning policy. More background information is needed within the document to set out the intended purpose of the Standards Framework within national policy; and what the implications or requirements will be on local planning authorities as a result.

We recognise that the Standards Framework offers real opportunity to support delivery of good green infrastructure, and the potential to embed it within the national planning policy framework help local planning authorities in manage development and realise local policy relating to green infrastructure – ensuring that existing greenspace can be protected, and opportunities taken to enhance and create new green infrastructure.

However, the development of a national set of Standards raises the question of interaction with locally developed strategy and standards adopted in Local Plans – for example whether one or the other have primacy, and what the implications might be of this, for example on access to greenspace standards – see below our response on ANGSt. Across our region, local authority partners have existing policy in place or in development relating to green infrastructure and greenspace – and development of policy is a process likely to be prompted by new requirements around Net Biodiversity Gain and Nature Recovery Strategy development.

We suggest that a national Standards Framework should complement and support local policy rather than supplant it – and the ability of local authorities to develop their own locally appropriate policy and standards must be maintained. Any future statutory status for the Standards Framework needs to ensure sufficient flexibility for local authorities to maintain this. The best outcome would be a set of national Standards that can act as a foundation

where local policy has not been developed and adopted – but that complement local policy where it is in place.

The Standards Framework seems somewhat isolated or separate from other national policy/strategy – including other green infrastructure related workstreams led by Natural England. The Framework needs to be integrated with other policy nationally as well as locally. Development of Net Biodiversity Gain and Nature Recovery Strategies are two significant examples – the draft Standards framework makes no reference to the Nature Networks Evidence Handbook and the principles for development of Nature Networks set out in the handbook which are likely to overlap with the Principles for Good Green Infrastructure.

The Standards Framework provides a basis for promoting best practice in multi-functional green infrastructure delivery. However, it isn't clear how the Standards Framework will influence investment decisions and appraisal to ensure development (including public sector led highways/transport investment) - so as to incentivise opportunities to enhance or create green infrastructure are included in development schemes.

Although the Standards Framework document defines Green Infrastructure as including blue infrastructure, use of GI as an umbrella term could risk Blue Infrastructure (and the importance of its role in supporting habitats, eco systems services and benefits for physical and mental health) being marginalised. Natural England should consider whether reference to Green and Blue Infrastructure might be a better title and terminology to be adopted.

Q 2.3 –the 6 National Principles of Green Infrastructure. a.) Please rate the following statements

	Strongly agree	Agree	Disagree	Strongly Disagree	Did not look at this
The 6 National Principles summary is a useful communication tool		X			
The detail on the 6 National Principles is useful for checking and improving existing documents or those being drafted		X			
The checklists for the 6 National Principles helped assess our progress in planning/delivering good GI and in identifying areas where we could improve		X			

b.) Please provide any comments on the 6 National principles of GI (or state N/A)

The proposed Principles for Good GI, and detailed guidance with self-assessment checklists provide local authorities with useful challenge and steer on development of best practice policy and strategy for green infrastructure

We feel that there is potential for overemphasis on green infrastructure as recreational/accessible space – e.g. focus on accessible greenspace; use of ANGSt. This may work against the principle of multi-functionality and lead the Framework to focus on greening the urban environment – meaning that the objectives to deliver green infrastructure that provides greater range of ecosystem services are not met. Although the draft Principles make reference to biodiversity and nature (e.g. NP01 and N04) the principles and guidance could give greater recognition to the role of green infrastructure in supporting nature recovery, including building resilience for nature, restoration of natural processes and providing buffers for sensitive sites. There should be recognition that in some specific cases, lack of public access might be important in preserving habitats and biodiversity.

However we recognise that maximising access to greenspace and good quality Green Infrastructure remains an important objective. The draft Standards Framework should recognise and reflect that access to green space is not just a function of location/size and distance from greenspace – that quality/nature of journey to greenspace is as important and needs to be considered an innate part of access to greenspace both in principle and in development of metrics/standards.

We have identified some specific areas where the draft Principles and associated checklists which could be strengthened:

Carbon

The Combined Authority and its local authority partners declared Climate Emergencies in 2019 and since then, work to identify Carbon Emissions Reductions Pathways for the region is demonstrating the challenging range of new policies and actions required to meet the ambition we have for a net zero carbon economy in the region by 2038.

The current draft Principles identify that addressing climate change as one of the core benefits offered by good, multifunctional green infrastructure (in NP1) – but this could be worded to show that GI can help reduce or mitigate against carbon emissions as well as making places more resilient to climate change.

The role of good GI in addressing carbon emissions through GI should be theme that runs through the Standards Framework. Other elements of the Standards Framework (e.g. the proposal for ANGSt to provide a quantifiable standard for GI) don't appear to reflect this currently as strongly as they could.

Economic benefits

The direct economic benefits offered by green infrastructure delivery is not always reflected in discussions around GI. The draft Principles should be strengthened in this respect - in particular principle NP4. This references the role GI can play in supporting prosperous communities – but not in terms of the direct economic impact and new jobs that GI delivery and ongoing stewardship offers.

Other

Landowners are necessarily a key group of stakeholders in enhancing or creating new GI - their importance should be more clearly identified as part of Principle NP2.

Guidance NP05 for cycle design should reference Local Transport Note 1/20 Cycle Infrastructure Design (<https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>). This is the national design guidance (and standard) for cycle infrastructure design and will be used by a new body, Active Travel England, to ensure that these design standards are met by local authorities in new schemes (see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf#page=20)

Q2.4 –The Process Maps. a.) Please rate the following statements

	Strongly agree	Agree	Disagree	Strongly Disagree	Did not trial this
Process map 1 - developing a green infrastructure strategy, is useful and pragmatic and can easily be applied to the process	86				X

Process map 2 - Developers and Design Teams, is useful and pragmatic and can easily be applied to the process					X
Process map 3 – Development Managers within Local Planning Authorities (LPAs), is useful and pragmatic and can easily be applied to the process					X
Process map 4 – Neighbourhood Plans, is useful and pragmatic and can easily be applied to the process					X

Please provide any comments on the process maps (or state N/A)

The Process Maps provided offer a useful starting point for development of GI policy or delivery of GI – but can be somewhat generic/high level. Local partners hope to see more detailed versions developed for greater detail and guidance to support local authorities. E.g. on stewardship/maintenance. Can trial areas provide more positive examples?

The process maps could be expanded to encompass different audiences (as recognised in the current draft). Combined Authorities/other regional level authorities have a role in delivering Green Infrastructure – for example although not local planning authorities, they may have a role in developing regional strategy, creating investment pipelines, and managing large scale infrastructure investment.

Likewise the Process Map for Developers and Design Teams should reflect the fact that local authorities themselves can be important in delivering green infrastructure, as promoters of infrastructure schemes such as new/improved highways projects.

Question 2.5 –ANGSt and the Urban Greening Factor. a.) Please rate the following statements

	Strongly agree	Agree	Disagree	Strongly Disagree	Did not trial this
The updated and extended ANGSt will ensure better and more equitable provision of GI in the future			X		
The Urban Greening Factor can be easily adopted and applied for our local circumstances and could become a valuable addition to our policy tools			X		

b) any comments on ANGSt and Urban Greening Factor

Although we recognise that the Standards Framework is a set of quantified standards and is still in development, we would have concerns if ANGSt is seen as the main/one of the main quantitative standards to be adopted through the Framework.

Net environmental gain should be seen as of equal importance as accessibility to greenspace – if the standards framework does not include a suitable quantified standard alongside ANGSt, the opportunity for the GI Standards Framework to support net environmental gain could be lost as a result.

Use of ANGSt alone or as the key standard within the Framework may also affect rural authorities in particular where there may be a need to focus on greenspace/infra for eco system services rather than just accessibility for local residents. For example, use of areas of greenspace/ green infrastructure to focus on providing eco-system services such as flood risk reduction may be more important in upland rural areas, which will have benefits for urban areas downstream.

Part of the opportunity for local authorities afforded by the national Standards Framework is to greater support to be provided in planning for GI locally, by bringing together complex datasets to enable a simpler and more easily understandable analysis to be undertaken, applied consistently across all local authority areas. Ideally the range of different standards or metrics under discussion would be brought together as a single metric or standard.

If this is not possible, then this opportunity to support local authorities better will be missed, and in the worst case scenario, could risk imposing greater pressure on local authorities with duplication of resources – for example leading to a requirement of duplicating mapping analysis (e.g. to assess accessibility and then separately, environmental net gain).

We appreciate the challenges in bringing together the range of existing standards and metrics into a single tool. Natural England should therefore consider which of existing or potential measures offers the greatest potential to provide the most “rounded” picture of existing and potential GI provision in an area. For example, Eco Metric appears as though it could provide a more balanced/wider ranging analysis of the different benefits provided by different areas of greenspace.

Natural England will be aware that local authorities, including in our region, have adopted their own standards for access to greenspace, which have been in place for some time and have been tailored to suit local policy objectives and circumstances. These are often more sophisticated/nuanced than ANGSt, incorporating a greater range of variables– e.g. focussing on quality of greenspace, health characteristics of local populations. These standards have also been based on other existing guidance such as that developed by Fields in Trust.

If ANGSt is incorporated into the Standards Framework as a standard for green infrastructure, the Framework will need to provide flexibility to enable local authorities to use their own standards which can provide a more balanced set of standards. In some cases locally defined standards have been recently developed or updated as part of adopted Local Plans, so it will be important that the creation of national Standards do not create a contradiction with locally appropriate standards.

In our region, ANGSt has not been necessarily widely adopted in original form (although it has been used as a basis for development of local standards). The proposed update to ANGSt won't necessarily address this and Natural England should consider if it may be more useful to understand why it hasn't been adopted by local authorities within their Local Plan and policies than making adjustments to the current standards.

In terms of ANGSt as a way of understanding access to natural greenspace, there some fundamental issues. The journey by foot or cycle to areas of green space is not considered as part of ANGSt and yet has a significant impact on the actual accessibility of greenspace by local residents. Usage of an assessment framework such as that being tested in West Yorkshire (our “Streets for People” approach) or Healthy Streets approach developed in London could provide a means to assess this, as well as assessment tools specifically designed for assessing cycling and walking environments as identified in national guidance¹

Access to larger areas of greenspace (the upper thresholds) could consider access by public transport as well as walking and cycling – this is likely to be of particular significance for access to larger sites and may be less narrow than basing accessibility by walking and cycling only – which may not reflect actual behaviour and may set standards that may not be realistically achievable in dense urban areas. For example, the sub-regional threshold (within 10km) is beyond reasonable walking distance, and at the upper limit of typical cycle journeys – but is suitable for bus or rail journeys. West Yorkshire has an extensive rail and bus network providing access to a range of regionally and nationally important greenspaces and so public transport can play an important role in providing access to these larger areas of greenspace.

Access to greenspace shouldn't just focus on physical access through greenspace (e.g. on footpath network). Although physical access within woodlands or farmland might be restricted, users effectively benefit from the surrounding greenspace beyond the extents of where linear access is available. This may mean that areas of greenspace that provide these kinds of health benefit are under-represented in ANGSt analyses and areas of deficiency potentially overstated.

An appropriate definition of natural is likely to be difficult to achieve. There are a number of potential definitions for this term and agreement will be needed on the appropriate one to be used in ANGSt assessments. The current proposals seemed to include consideration of greenspace that is man-made and not natural.

Existing national greenspace datasets are unlikely to be accurate in terms of naturalness, and locally collected data will be needed to develop this, for which resources are limited or unavailable within local authorities – both for initial data collection and for keeping datasets up to date.

Further work is required on how ANGSt works alongside other similar existing standards for access to greenspace such as those developed by the Woodland Trust and National Fields in Trust.

If the standards in time become more embedded in the planning process, Natural England should note that “Local Green Space” is a specific designation possible for sites within Local Plans. A different term for the ANGSt threshold may be more suitable to avoid confusion or conflict.

Comments on the proposed updates to ANGSt themselves

The new thresholds (Doorstep/Neighbourhood) do offer a useful new focus on having greenspace closer to people's homes – although Doorstep and Local are very close in terms of distance threshold and more consideration of whether there is a useful and realistic distinction to be made should be made.

Despite the new thresholds these measures are still likely to leave very local/smaller scale greenspace unrecognised (i.e. <0.5ha) – this sort of area is still important for public health and social interaction, as well as offering means to provide small scale planting within dense urban areas, such as pocket parks which can provide localised biodiversity support, flood risk reduction as well as recreational space.

Amongst the benefits of local small scale areas of public green space is the ability to provide space for children to play which is of particular importance in some of our denser urban areas where access to private garden space may be limited or non-existent.

Although we recognise that the addition of more local thresholds provide useful new detail in terms of local greenspace, Natural England should consider whether the expanded range of

thresholds now presents a too complex and onerous set of standards, which makes analysis more burdensome. Rationalisation of some of the larger scale/more distant thresholds could be appropriate to address this.

UGF

The impact of UGF will depend on how it is treated within the Standards Framework. Its inclusion in the Standards Framework could help local authorities in ensuring that any local policy around urban greening within development is followed. The option for local authorities to incorporate into Local Plans without greater support in national planning policy may not be sufficient to see its use realised at a local level.

As noted in the guidance, UGF may not be relevant to some authorities in our region that are more rural in character, with less dense urban area within their boundaries.

As a result, Natural England will need to develop thinking around how UGF and other standards such as ANGSt and others) will work together and how they should be used in different context - with better guidance to authorities on how they should be used. The potential for standards to work against each other needs to be considered in more detail.

We can see the potential for application of UGF to different types of zone proposed in the Planning White Paper. However, use of UGF may have unintended consequences – e.g. making it more difficult to work with developers to contribute to joint greenspace assets rather than maximising greenery within a site where that is identified as a preferred approach by a local authority

General comment – on standards for GI

A quantity standard could be beneficial in identifying deficiencies at a high level e.g. threshold around of ha of green space accessible per 1000 population which could be used as a check for planning applications for areas with overall deficiency

The comparison between NGB, Ecometric and UGF provided in the current draft Standards Framework document is useful – but further detail – e.g. some idea of how each considers different ecosystem services - would be more useful.

Question 2.6: What is missing from the GIST document

Areas for strengthening or omissions from the document are captured in our responses above. Some key areas are:

- More detail on the proposed set of core standards beyond the ANGSt – and inclusion of an appropriate standard that fully captures the range of eco-system services provided by different types of green infrastructure provision
- Process Maps tailored for Upper tier/combined authorities

Question 2.7: How can we simplify and improve the GIST document

The full draft document could be made easier to navigate and may not be intuitive to all audiences. Although the proposal to allow users to switch between summary sections and the detail, we suggest amending the format to be structured more in line with a conventional document, with summary and detail information on each element located together. The summary sections could be combined to form a separate Exec Summary, with detailed sections forming the Main Framework document.

Question 3.1 –Usefulness of maps, data and Geographical Information (GIS)skills. a.) Please rate the following statements

	Strongly agree	Agree	Disagree	Strongly Disagree	Did not trial this
The mapping products are easy to use		X			
The range of mapping datasets provided is good			X		
Local GI mapping data are available which could enhance the data/maps provided		X			
The Story Maps are useful tools to communicate key messages on GI to decision makers		X			

b.) Please provide further detail or comments on the mapping products

The ratings above are based on the initial release of data provided by Natural England, ahead of the full data release *[to be deleted if there is time to consider the full data set and feedback]*

Our detailed comments on the mapping and data are provided in the separate survey response to Natural England.

Question 3.2 – Evaluation and Monitoring a.) Please rate the following statements.

	Strongly agree	Agree	Disagree	Strongly Disagree
As a result of the Trial, we will develop evaluation and monitoring plans for GI			X	
The draft GI Framework will help us evaluate our GI policies and delivery effectively		X		

b.) please provide further detail or comments on Monitoring & Evaluation

Development of a Monitoring and evaluation of GI is already included in our Green and Blue Infrastructure Delivery Plan. Monitoring and evaluation at local authority level will depend on local circumstances relating to Local Plans and other adopted strategy. Participation in the trial, the draft Standards Framework and the mapping and data release will help us develop our monitoring and evaluation approach, but the intention to undertake this preceded the trial.

Question 4.1 Trial outcomes. a.) Please rate the following statements

	Strongly agree	Agree	Disagree	Strongly Disagree
The guidance on how to develop trial objectives and MoS was helpful		X		
Setting objectives has been helpful beyond the GI standards trial project period			X	
We have met our trial's objectives		X		
We have met our Measures of success		X		
The trial project been a catalyst for new or enhanced partnership working		X		
There have been GI achievements during the trial period, attributable to participation in the trial		X?	X?	
Using this GIST trial has helped with... (or will help in the future to) [please rate this for the next 7 objectives]				
Enhanced the understanding of GI with existing and new audiences		X		
Overcome barriers		X		
Address social and health inequalities		X		

Integrate Biodiversity-led concepts into GI		X?	X?	
Integrate GI into the wider policy agenda (health, housing, transport, economy etc)		X		
Create or improve existing policies, strategies or action plans to provide more and better quality GI in the future		X		
Helped identify how to influence decision making and greater investment in GI		X		

b. Please provide more detail or comments on the trial objectives and outcomes for your organisation (and stakeholders)

The achievements of the trial itself in terms of influencing and supporting current activities have been limited by the short timescales for the trial.

The trial has prompted the formation of a GIST Steering Group which has been useful in bringing together local authority and delivery partner officers from different policy areas, whose work relates to Green Infrastructure. This grouping and the relationships formed may have value for ongoing delivery.

The main achievement of participating in the trial has been the review of the LCR Green and Blue Infrastructure Strategy and Delivery Plan against the Principles of Good GI and the self-assessment checklist which will help inform future reviews to strengthen the Strategy and Delivery Plan.

Question 4.2 Benefits of participation - motivation & commitment a.) Please rate the following statements.

	Strongly agree	Agree	Disagree	Strongly Disagree
The time invested in the GIST trial was well worth the benefits gained from participation		X		
I would recommend other stakeholders to engage in the 2 nd tranche		X		
My organisation is committed to continue work on our trial objectives beyond Feb 2021		X		

b. Please provide more detail or comments on the benefits of your participation

Participation in the trial has enabled the Combined Authority and its local partners to have early sight of the draft national Standards Framework, and to influence its development. This will help us develop local GI policy in line with the good practice approaches identified in the draft Standards Framework, ahead of its publication.

Q 5.1. Please rate the following statements.

	Strongly agree	Agree	Disagree	Strongly Disagree
The purpose of the trial was clearly communicated		X		
The timing of the trial was about right		X		
The availability of information was good and timely			X	

Question 5.2 Please rate the following statements

	Too much/long	About right	Too little/short
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Timing – length of trial period			X
Support from the contractor		X	
Support from Natural England		X	
Supporting documentation			
Interaction with other trial areas			X

b. Please provide more detail or comments on the answers in 5.1 and 5.2 (the trial process)

Apart from the main objective to review our Green and Blue Infrastructure Strategy and Delivery plan, the trial period was too short to allow the Combined Authority or its local partners to make use of the Standards Framework and its constituent elements in real life testing through application – for example following one of the process maps from start to finish, or use of the data and mapping to create outputs that could then inform investment decisions. These would be workstreams with longer timeframes.

In the timeframes available we were able to review at high level the content offered and provide feedback and comments based on a theoretical consideration of how it might be applied in practice.

As the mapping and data set provided the most practical/directly applicable elements of the Standards Framework it would be have been beneficial if this could have been provided earlier in the trial which would have allowed more meaningful evaluation of the products.

Question 5.3 Do you have any other comments or questions? (you may wish to clarify or expand on any points you made in the previous questions)

None

Question 6.1 We understand that you may wish to give these survey responses with full confidentiality assurance. We may wish to share your survey response with others. Can you give us permission to share your (full) response with:

	Yes	Yes, but only without the first section (personal details)	Yes, but only anonymised, in summary report , with no scope for attribution to me or my trial area
Natural England	X		
The GI Standards Steering Group(incl. statutory bodies)	X		
The GI Standards Advisory Group(incl. wider stakeholders)	X		
The other 9 GI trial projects	X		

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National Green Infrastructure Dataset and Mapping portal - West Yorkshire draft survey response

Question 1 – Please rate these following statements relating to maps, data and Geographical Information (GIS) skills

	Strongly Agree	Agree	Disagree	Strongly Agree
The online mapping tool is easy to use		X		
The range of mapping datasets provided is good			X	
Local data is available which could enhance the data/maps provided		X		
Staff skilled in GIS are available to help integrate data1		X (to some extent)		
The maps are useful tools to communicate key messages on GI to decision makers		X		

Question 2. What elements of the database did you use (Story Maps, Data Tables, GIS data)?

Initial story maps provided as demonstration by Natural England and draft user manual.

Question 3. What sorts of uses would you potentially use the resources for once they are finalised?

Natural England should consider how the national data set and mapping portal can provide support for local authorities in preparing to changes in the planning system – in particular planning for net biodiversity gain and the development of nature recovery strategies – and providing clarity on which data sets should be used and how, in order to best prepare for new obligations on local planning authorities.

If sufficiently detailed, the national data set and mapping could also support development of a Green Infrastructure investment pipeline and planning for locally defined GI networks e.g. as part of inclusion in Local Plan.

Question 4. Did you encounter any technical problems using the data/products? What were these?

The current demonstration story map for ANGSt analyses is slow in loading and some buffers do not always load. This may need to be addressed when all of England is added and users could be accessing from across the country

Question 5. Which elements of the resource were most useful/least useful?

The Accessible Natural Greenspace layers are of particular interest as new data created by Natural England (in the rating of naturalness and accessibility).

Question 6. Did you supplement the resource with additional data in order to use? If so, what data? We would be interested in the range of local datasets you have available.

Partners have a range of local data available, to varying extents. These have not yet been combined into the national data sets made available but include locally identified Wildlife Habitat Network data, and relevant physical and mental health indicators beyond that currently included (population whose activities are limited by illness/disability) – for example obesity, type II diabetes rates at MSOA/LSOA level.

Question 7. What else would it be useful to include as a national data/analysis resource in order to expand the content of the database?

- National datasets relating to biodiversity/ecology are not included but would provide a more rounded understanding of the range
 - National habitat data (e.g. as included on DEFRA Magic Map)
 - Specific datasets relating to peatlands/upland habitat types – significant in relation to climate emergency and flood risk mitigation (including quality and quantity of habitat)
 - Woodland mapping – can results of any LIDAR mapping be incorporated?
 - Agricultural land designation would be useful as it still provides accessibility benefits as well as limited eco-system services
- Other landscape elements e.g. river catchments, topography – to help identify areas of opportunity (compare with EA mapping recently released)
- Health data relating to physical and mental health, that access to green space could influence for example obesity prevalence, could be expanded beyond data set currently those included.

Question 8. Do you have any views on the approaches taken in the analyses?

The approach to defining a network of green infrastructure on the basis of accessible natural greenspace – and using rule of thumb assessments to determine accessibility and naturalness based on habitat type – does suggest some potential issues with the usefulness and accuracy of the data.

Only polygons defined as greenspace in the OS Mastermap set have been assessed for naturalness – this might lead to gaps in our understanding of where natural greenspace is. For example a comparison against satellite data reveals that there are significantly larger areas of green space compared to the Mastermap set. For example some private land is included in the Mastermap set (e.g. parks and

gardens) that is also natural but may not be shown. See our response to question 7 on missing data.

We suggest that NE should start assessments from the perspective of naturalness—then accessibility should be an additional aspect. It would be useful if users can understand better what the naturalness ranking/factor applied by Natural England is.

National datasets are always going to be limited in terms of accuracy (in terms of quantity, quality, naturalness, accessibility and biodiversity) and many of these data sets will need checking against local data or by local organisations.

However the current data sets included in the data set seem too limited (see our response to question 7) and overly focussed on accessibility. It is important not to lose focus on the “natural” element of ANGSt – biodiversity/ecosystem should be a fundamental factor in the analysis. The application of a relatively crude “naturalness” factor risks undervaluing or not providing sufficient assessment of the multi-functionality of greenspace – predominant focus on naturalness and accessibility.

The mapping portal should be structured around a clear link between the different ecosystem and human benefits provided by green infrastructure and the different mapping layers.

Question 9. Any overall feedback and/or comments? Please provide any further information on maps, data and GIS.

The proposal to develop a nationally consistent dataset and map base is welcomed and useful, and the current story maps suggest that a powerful tool could be developed – but potential use and value at local level is less clear currently. along with any implications for local authorities of development of a national dataset and application within the national planning policy framework.

We recognise that the online mapping and datasets offer useful potential to provide a consistent approach to planning for green infrastructure across the country, and could help to work towards a single concept of “Green Infrastructure” – helping to promote the concept of green infrastructure sitting alongside manmade infrastructure as essential for society.

Many local authorities in our area have access to the data sets proposed as part of the national dataset already – for example for development of mapping as part of Local Plan development. Some of the current maps and analyses – e.g. related to accessible natural greenspace – provide new data for local authorities but the limitations around ANGSt and the data sets used are noted above in our response on the Standards proposed as part of the national Framework.

However, for some authorities in our region, where GIS/mapping resource is limited, the online mapping portal offers useful potential as a foundation for analysis and basis to develop local policy.

Maintenance of data/updating is a key challenge – and consistency if different layers get out of date. Local authorities have limited resources to undertake local data collection to validate the national data sets – both as a baseline and for periodic updating. We understand the current National England work is based on adding new datasets but consideration of responsibilities and practical arrangements for updating data layers should be made at this stage. This applies to fundamental data sets such as the OS Mastermap data.

Quality of data is likely to be inconsistent between layers and between regions – this is a challenge for planning at local and regional/national level. Natural England and local authorities will have to consider at what point the data becomes out of date to the extent that it no longer can be considered functional.



Report to: Place Panel

Date: 28th January 2021

Subject: Enterprise Zones and Commercial Sites

Director(s): Kate Thompson, SRO Enterprise Zones

Author(s): Jess McNeill, Development Manager, LCR Enterprise Programme

1. Purpose of this report

- 1.1 To provide an update on delivery of the Leeds City Region Enterprise Zone (EZ) Programme.
- 1.2 To inform a discussion on funding for residual EZ and future commercial sites beyond March 2021.

2. Background Information

- 2.1 Leeds City Region has a two-phase Enterprise Zone programme covering ten designated employment sites across West Yorkshire (Phase 1 in Leeds and nine sites in Phase 2 across Bradford, Calderdale, Kirklees and Wakefield). This report focuses on the phase 2 sites.
- 2.2 The Leeds City Region EZ programme supports the Leeds City Region Strategic Economic Plan (SEP) and the principle of 'good growth' by supporting delivery of innovation, good jobs/incomes and improving the quality of places. The EZs are also identified as Spatial Priority Areas within the SEP.
- 2.3 The accelerated development of the EZ's formed a crucial part of the ambition contained within the SEP to deliver over 35,000 jobs and £3.7bn of additional GVA by 2036. In addition, the EZ programme has the ability to raise business rates through new commercial space which can be reinvested into other core economic activity within the City Region. The Combined Authority receives 100% of the Business Rates generated within the EZ sites for a period of 25 years from date of designation.
- 2.4 At the point of application to the Department for Communities and Local Government (now MHCLG) in July 2015 for Growth Deal funding to support the delivery of Phase 2 sites a Memorandum of Understanding was entered

into between central government, West Yorkshire Combined Authority (Combined Authority) and relevant local authority partners, and all parties committed to a range of work streams and outputs. It should be noted that at the time of the application, the information available in terms of onsite constraints and challenges in bringing the sites forward was limited.

- 2.5 Programme delivery has increased significantly over the last 2 years; the phase 1 Leeds Aire Valley EZ is continuing to be successfully developed out by the private sector, where to date over 850,000 sqft of new commercial space has been completed and further units are under construction. Work has also now commenced on a 2million sqft unit that once complete will be the third largest unit in the world.
- 2.6 Following over 2 years of dedicated activity, four of the nine phase 2 EZ sites have also come forward into delivery, including:
- Lindley Moor West (Kirklees),
 - Moor Park (Kirklees),
 - Gain Lane (Bradford) and
 - South Kirkby Plot 3 (Wakefield)
- 2.7 In addition, due to dedicated resource and collaboration with our Local Authority partners, de-risking, enabling and highway works are due to start on site at Parry Lane (Bradford) in January 2021. Furthermore, to secure an acceleration of works, the Combined Authority completed the purchase of 9.45 hectares of land at Langthwaite (Wakefield) on 10th August 2020. Infrastructure works to deliver a new access road will also commence on site in March 2021, with a further package of enabling works for both sites programmed to start on site in Spring 2021 subject to progress through the Assurance Framework.
- 2.8 Key outputs from these sites (once completed) across the EZ programme will be:

Table 1

Site	Job creation estimates	Commercial floorspace delivered
Lindley Moor West	216-325	145,312 sqft – scheme complete
Gain Lane	490-735	72,000sqft under construction with residual planning sought for a further 120,000sqft. Thereafter the remaining 65,500sqft will be delivered in line with market demand.
Parry Lane	239-359	Outline planning permission secured to deliver 182,000 sqft
Moor Park	286-430	72,500sqft completed and residual planning secured for a further 228,000 sqft
Langthwaite	683 - 1025	Planning permission will be submitted to deliver 275,000 sqft
South Kirkby	816-1225	146,000 sqft completed to date and developer contract commitment to deliver a further 18,500sqft.

Current Funding Position

- 2.9 The Combined Authority received £20 million of Local Growth Fund for delivery of Enterprise Zones under its Growth Deal 3 allocation and subsequently received an approval from the Combined Authority to over-programme against this allocation to a maximum of £45 million. The Growth Deal funding allocation is only available to spend until 31st March 2021, with outputs to be realised by March 2025.
- 2.10 Financial forecasts for the programme indicate that by 31st March 2021 the programme will have spent £20,005,507 of Growth Deal.
- 2.11 In July 2020, the Government announced that a total of £900 million would be made available nationally through the Getting Building Fund (GBF) for 'shovel ready' schemes.
- 2.12 The Combined Authority secured £52.6 million from the GBF to accelerate 15 projects in response to the COVID-19 pandemic with priorities agreed with partner councils. £9.07m of the total allocation has been awarded to Parry Lane and Langthwaite EZ's collectively to deliver enabling and infrastructure works on site. The GBF is available until March 2022.

Review and Prioritisation

- 2.13 Given the tight timescale of available Growth Deal funding, in September 2019 a full programme review was independently undertaken by a consultancy partner to provide the Combined Authority and its partner councils with a professional opinion as to the risks and options associated with delivering the remaining five sites within the funding timeframe, at the time these sites being:
- Clifton (Calderdale)
 - Langthwaite (Wakefield)
 - Lindley Moor East (Kirklees)
 - Parry Lane (Bradford)
 - Staithgate Lane (Bradford)
- 2.14 This review considered scale of public sector funding intervention, delivery scenarios, planning and landowner status. Parry Lane and Langthwaite were assessed as the sites most likely to achieve delivery and prioritisation of these sites was discussed and agreed with regional Directors of Development. Focus on these two sites over the last 12 months has secured funding approvals from Investment Committee (funded through Growth Deal) and the new GBF from Government for enabling, de-risking and infrastructure works to realise viable development opportunities at both sites.
- 2.15 Whilst progress across the regional EZ programme is evident, on account of their complexity, the time horizon for delivering three of the committed sites is likely to extend beyond the lifetime of the Growth Deal. These sites remain high priorities for partner councils and the Combined Authority and as such the Combined Authority continues to work in partnership with these Councils to identify alternative funding approaches.

Policy position

- 2.16 Across the programme, EZ designation for all sites continues beyond the life of current funding programmes (Growth Deal March 2021, GBF March 2022). These sites offer the ability to deliver significant benefits in terms of jobs and growth, both locally and to the wider Leeds City Region, and in some cases they play a significant role in delivering Local Plan objectives for creation of new employment space. The LEP Network is leading work to encourage the Government to allow the tax and/or business rate benefits to companies locating on EZ sites to be extended beyond the current end point of April 2022.
- 2.17 The programme also supports the objectives of the Combined Authority's Covid-19 Economic Recovery Plan for accelerated infrastructure linked to employment opportunities.
- 2.18 The West Yorkshire devolution deal offers the Mayoral Combined Authority (MCA) the opportunity to identify local strategic priorities, to react to changes in market conditions, be outcome focused and, through the additional powers secured, to be able to consider a more direct role in the delivery of projects and programmes and utilise a range of new tools to support delivery of land and property programmes.
- 2.19 For example, the MCA will have the ability to create a Mayoral Development Corporation (MDC) to support its functions to deliver economic growth. This, alongside the provision of compulsory purchase powers (both only with the agreement with the appropriate local authorities) will allow for a strengthened commercial approach to regeneration projects. An MDC could create a vehicle for investments into complex and challenging schemes, where, through an asset-based funding approach, commercial revenue and capital receipts generated could create a self-sustaining fund.
- 2.20 Such approaches can be seen at Stockport MDC and through the Greater Manchester approach to Placemaking. Here strategic investments have been made in infrastructure and site preparation to unlock development and bring forward regeneration, combining technical skill and experience of both the public and private sector to deliver economic growth through a partnership approach.

Future Commercial Pipeline

- 2.21 Through an emerging commercial sites pipeline commission which commenced earlier this year, research is underway to gain a strategic overview of the employment land and property challenges and opportunities faced across West Yorkshire. A final report concluding the research undertaken was received mid December 2020, and next steps will be considered following evaluation and reflection of the recommendations and outcomes.

- 2.22 Ensuring businesses are incentivised to innovate and grow and there is a supply of suitable and available opportunities coming on stream in the market is critical to boost productivity and employment. The EZ sites currently under construction have demonstrated the demand for units in strategic locations. Whilst some traction was lost during the height of the COVID-19 pandemic, enquiries for new units both on a speculative basis and design and build requirements are very encouraging across the programme.
- 2.23 Continued programme delivery of commercial sites (both new and EZs) will work to address key supply constraints, offer enhanced employment opportunities and bring forward development across a range of sites within the City Region.

Potential future funding streams

- 2.24 Ring fenced funding for commercial sites was not specifically identified within the devolution deal; scenarios and options for future funding routes are therefore needed. This might include developing commercial models for capital projects where assets are secured and future revenue income streams formed.
- 2.25 Alongside this, work continues on the development of new commercial loan fund opportunities as a successor to the Growing Places Fund. Whilst any new loan fund will be subject to approval through LEP Board and the Combined Authority, this may be an appropriate route for funding for commercially viable schemes moving forwards.
- 2.26 Other emerging funding areas which are in discussion within the Combined Authority and nationally include:
- Most recently the Chancellor's speech on the Comprehensive Spending Review (CSR) highlighted some 'Heads of Terms' on the **Shared Prosperity Fund**. There was an indication that a proportion of the fund will target places most in need, such as ex-industrial areas, deprived towns and rural and coastal communities. There will be a framework for investment published in Spring 2021.
 - The new **Levelling Up Fund**, also announced through the CSR with funding up to £20million, or more by exception. We await the release of the prospectus and call for bids which are expected in early 2021.
 - The emerging **Single Investment Fund** (SIF) the early years of which will include a strong focus on Covid economic recovery work, as well as support for the 'high scenario' of the Transforming Cities programme. This is due to go through the Combined Authority over the coming months.

3. Clean Growth Implications

- 3.1 There are no Clean Growth implications directly arising from this report. However, all Funding Agreements include contractual obligations to support and integrate our Clean Growth objectives within project delivery.

4. Financial Implications

- 4.1 There are no immediate financial implications arising from this report.

5. Legal Implications

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

6. Staffing Implications

- 6.1 There are no staffing implications directly arising from this report. The future commercial pipeline, including residual EZs, is currently anticipated to be overseen by the Policy Strategy and Communications directorate in conjunction with the Economic Services directorate. Funding for the existing EZ team based in Delivery directorate currently ends in March 2022.

7. External Consultees

- 7.1 Colleagues in the property sector, landowners, Chambers of Commerce and local authorities have been consulted as part of the Employment Land and Property Review.

8. Recommendations

- 8.1 It is requested that Place Panel members:
- Note the positive progress made with the delivery of the current EZ programme within the current funding programmes.
 - Note that the Devolution deal provides the opportunity for consideration of an MDC, plus asset-based and loan focussed approach to future commercial project investment.
 - Note the potential alignment of the EZ programme with future delivery of any commercial sites pipeline programme which is currently being developed.

9. Background Documents

None.

10. Appendices

None