

PLACE, REGENERATION AND HOUSING COMMITTEE

**MEETING TO BE HELD AT 11.00 AM ON THURSDAY
5 JANUARY 2023 IN WELLINGTON HOUSE, WELLINGTON STREET,
LEEDS LS1 2DE**

A G E N D A

Please note that this meeting will be filmed for live or subsequent broadcast via the Combined Authority's internet site. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed. Generally, the public seating areas will not be filmed; however, by entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting. If you have any queries regarding this, please contact Governance Services on 0113 251 7220.

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATION OF DISPOSABLE PECUNIARY INTERESTS**
- 3. EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC**
- 4. MINUTES OF THE MEETING HELD ON 3 NOVEMBER 2022**
(Pages 1 - 6)
- 5. EVIDENCE REPORT**
(Pages 7 - 20)
- 6. WEST YORKSHIRE PLAN**
(Pages 21 - 34)
- 7. PROGRAMME DEVELOPMENT - CREATING PLACES AND ACCELERATING INFRASTRUCTURE**
(Pages 35 - 48)
- 8. SPATIAL PRIORITY AREAS**
(Pages 49 - 68)

9. COMMUNITY RETROFIT HUB SCHEME

(Pages 69 - 76)

10. PROJECT APPROVALS

(Pages 77 - 106)

11. SAFER PARKS

(Pages 107 - 112)

Signed:

A handwritten signature in black ink, appearing to be 'BAM', written over a horizontal line.

**Chief Executive
West Yorkshire Combined Authority**



**MINUTES OF THE MEETING OF THE
PLACE, REGENERATION AND HOUSING COMMITTEE
HELD ON THURSDAY, 3 NOVEMBER 2022 AT WELLINGTON HOUSE,
LEEDS LS1 2DE**

Present:

Amir Hussain (Chair)	LEP
Councillor Helen Hayden	Leeds City Council
Councillor Alex Ross-Shaw	Bradford Council
Councillor Jane Scullion	Calderdale Council
Ben Aspinall	Private Sector Member
Lisa Littlefair	Private Sector Member
Stephen Moore	Private Sector Member
Helen Lennon (Advisory Representative)	Advisory Representative

In attendance:

Daniel Klemm	Guest
Melanie Corcoran	West Yorkshire Combined Authority
Patricia Davey	West Yorkshire Combined Authority
Judith Furlonger	West Yorkshire Combined Authority
Alison Gillespie	West Yorkshire Combined Authority
Liz Hunter	West Yorkshire Combined Authority
Thomas Newton	West Yorkshire Combined Authority
Kate Thompson	West Yorkshire Combined Authority
Janette Woodcock	West Yorkshire Combined Authority

17. Apologies for Absence

Apologies received from Cllr Denise Jeffrey (Chair) Cllr Darren Byford, Cllr Cathy Scott, Cllr Denise Craghill, Sam Keighley and Tamsin Hart-Jones

The meeting was chaired by Amir Hussain, Deputy Chair.

18. Declarations of Disclosable Pecuniary Interests

A Declaration of Pecuniary Disclosable Interest was declared by Amir Hussain as his company are involved in a bid related to City Park.

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

There was no exempt information requiring the exclusion of the press and public.

20. Minutes of the Meeting held on 1 September 2022

That the minutes of the meeting held on 1 September be approved subject to the addition of the following amendment under Project Approvals.

A private sector member asked what information had been considered as

1. Who are the Parties (which is also relevant for identifying potential conflicts of interest).
2. Scheme location and layout plans
3. Cost Plan
4. Land Value
5. Procurement route
6. Planning risks
7. Funding

It was confirmed to the Committee that the officers do consider this information prior to bring projects forward for consideration.

21. Economic Update

The Committee considered an update and presentation to report on the performance of relevant economic indicators to support the work of the Committee. The report included:

- State of the Region
- Cost of Living and Doing Business
- Leeds City Region Business Survey
- Footfall Data

Members discussed the data provided in the report and commented that it was good to hear the data clearly presented as this agenda item at the last meeting was really shocking and felt equally shocking this time.

The depth of feeling, discussion, and proposals on what can be done in terms of the Cost-of-Living Crisis prompted the Chair to ask that the concerns of the Place, Regeneration and Housing Committee be taken to the Combined Authority meeting.

The Director of Delivery updated the Committee with outcomes.

The Combined Authority did approve the Mayor's cost of living emergency fund. Money has been allocated and the Combined Authority will be working with local authorities and the voluntary and community networks to target households that are non-working households or where there is work but there is already poverty looking at debt counselling to offer advice and support.

Other schemes focussing on fuel poverty, retrofit and social housing decarbonisation fund will include more premises that can be supported immediately in terms of retrofits working with registered providers.

The third scheme approved was the business voucher scheme looking at energy and fuel costs

Members discussed further the outcome of the proposals presented to the Combined Authority and said it is a drop in the ocean in terms of what is required, and the intensive levels of intervention needed.

To update further members had asked good questions and that this is an interim measure and not sustainable. £5 million has been allocated to the retrofit boost, £3 million allocated to the emergency fund and over £1 million to the Business Fund so significant amounts of funding from the Combined Authority.

The mayor very keen to see government respond to this, as she has responded also, and continues to work with the mayor's group and is continuing to lobby government to try to get more funding in this area, but it's difficult because the funding received here is not sustainable, it's an interim measure

government respond to this, as has responded also, and is continuing to work with the mayor's group, The Mayor is continuing to lobby government to try to get more funding in this area, but it is really difficult because the funding that we've got here it's not sustainable, it's an interim measure,

Resolved:

- (i) That the contents of the report be noted.
- (ii) That the evidence presented within the report to be considered as part of the decision-making process for the Place, Regeneration and Housing Committee be noted.

22. Housing Pledge and Policy

The Committee considered a report to provide an update on progress towards delivery of the Mayoral pledge to deliver 5000 affordable and sustainable homes in West Yorkshire.

As a key partner in delivery of the pledge, the West Yorkshire Housing Partnership provided the Committee with a presentation, which was attached at appendix 1 of the report on their collective contribution towards delivering the Mayoral pledge

Resolved:

- (i) That the contents of the report be noted.
- (ii) That feedback from the Committee regarding progress towards pledge delivery be noted.
- (iii) That the contents of the presentation provided by the West Yorkshire Housing Partnership be noted.

23. Project Approvals

The Committee considered a report on proposals for the progression of and funding for, a number of West Yorkshire Combined Authority supported projects that have been considered at Stages 1,2 and 3 of the Combined Authority assurance process.

The Place, Regeneration and Housing Committee has delegated decision making authority approved by the Combined Authority on 24 June 2021

Resolved:

The Place, Regeneration and Housing Committee, subject to the conditions set by the Programme Appraisal Team, approves that:

- (i) The Kirkstall Road Residential Development scheme proceeds through decision point 3 (outline business case) and work commences on Activity 4 (full business case).
- (ii) An indicative approval to the Combined Authority's contribution of £7,159,715, which will be funded from the Brownfield Housing Fund is given. The total scheme value is £141,078,196.
- (iii) Future approvals are made in accordance with the assurance pathway and approval route outlined within this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

The Place, Regeneration and Housing Committee approves that

- (i) The change request to the West Yorkshire and York Superfast Broadband Contract 3 project to reduce the total project cost from £9,110,000 (£7,570,000 Combined Authority funding) to £4,539,304 (£3,841,558 Combined Authority funding), reduce the publicly funded outputs of the project to 3,530 premises and 746 businesses receiving the broadband service and increase the delivery timeframes for the remaining 2041 premises from July 2022 to June 2023
- (ii) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

24. Strategic Partnership with Homes England

The Committee considered a report to provide an update on the development of the Strategic Place Partnership (SPP) with Homes England.

The Committee was asked to consider and provide comments and endorse the strategic project objectives

Resolved:

- (i) That progress made to date and the proposed timeline for a working draft and finalised SPP to be produced be noted.
- (ii) That the proposed strategic objectives of the Strategic Place Partnership be endorsed.

25. Investment Zones

The Committee considered a report and verbal update on expression of interest submission for Investment Zones and was asked to note the contents of the report and provide feedback regarding the Investment Zones.

Members thanked Officers for pulling the report together.

Resolved

- (i) That the contents of the report be noted.

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Report to: Place, Regeneration and Housing Committee

Date: 5 January 2023

Subject: **Evidence Report**

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

Author: Thomas Newton, Economic Analysis Team Leader

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

1. Purpose of this Report

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

2. Information

Indicators

- 2.1 At the Place, Regeneration and Housing Committee meeting on 20 April 2022, it was agreed that the Research and Intelligence team would provide ongoing updates to the Committee on the relevant indicators from the State of the Region report. State of the Region 2022 will assess performance against around 40 indicators linked to the Combined Authority's key strategic priorities. The indicators most relevant to this Committee that have been updated are detailed within this report.
- 2.2 Given the current economic landscape, the Economic Analysis team are also currently providing the Committee with evidence on the wider macroeconomic conditions faced by the UK, and what the Combined Authority are doing to support households and businesses through the current inflationary period.

State of the Region

- 2.3 The number of net additional dwellings have rebounded in every single district in West Yorkshire, except Kirklees. 2020/21 saw the lowest level of net additional dwellings since 2014/15, but the most recent data shows that there were 7,207 net additional dwellings across West Yorkshire in 2021/22, compared with 5,983 in 2020/21. This was most prominent in Bradford, where the number of net additional dwellings almost trebled between 2020/21 and 2021/22.
- 2.4 Private sector rents have risen sharply over the past year, and evidence suggests that this is likely to continue into 2023. The current macroeconomic outlook is for interest rates to rise in order to bring inflation under control, and landlords could look to pass these increasing costs on directly to tenants. Analysis shows that, if buy-to-let landlords want to pass on all of their increasing costs to tenants, rents could rise by as much as 20% in 2023.
- 2.5 Dwellings across West Yorkshire are less energy efficient than the England average for the last 12 months. Across the districts of West Yorkshire, only Leeds (53%) has a rate of households with an EPC rating of C or above that is comparable with the national average (54%). This is an increasingly pressing issue in the current climate of high and rising energy bills, and places West Yorkshire at an enhanced risk of the impacts of fuel poverty.
- 2.6 The End Fuel Poverty Coalition have provided updated estimates of the numbers of households in fuel poverty, in both November 2022 and April 2023, when both the Energy Price Guarantee will rise to £3,000, and the £400 Energy Bill Relief Scheme will be withdrawn. This will essentially mean an overnight annual increase of £900 per year for average household energy bills. The End Fuel Poverty Coalition data suggests that 7 million households in England are currently in fuel poverty, and that will rise to 8.6 million households in April. For West Yorkshire, this means that 39% of households are currently in fuel poverty (compared with 29% nationally), and this will rise to 48% - or almost one in two (compared with 36% nationally).
- 2.7 A number of relevant indicators have not been updated since they were last reported on to this Committee, and as such, have been omitted from this report. These indicators are:
- Healthy life expectancy;
 - Housing affordability;
 - Gigabit capable internet coverage;
 - Take-up of superfast (or above) broadband services;
 - Mobile coverage (4G and 5G).

Macroeconomy

- 2.8 Data from the ONS published in December 2022 showed that CPI inflation has risen by 10.7% in the year to November 2022, a slight reduction from 11.1% in October 2021. Whilst the rate of inflation has fallen, it is important to note that

this means that prices are still rising, but at a slower rate than before. The key dampening factor on inflation to November 2022 was transport costs, which have fallen for a fifth consecutive month, now at 7.6% compared with a peak of 15.2% in June 2022. This fall is driven by two key factors: fuel prices increasing at a slower rate than they were previously over the past 12 months, and the price of second-hand cars falling sharply in the last month.

- 2.9 However, there are still a number of significant cost pressures, causing a considerable threat for households. Food and non-alcoholic beverage prices have risen by 16.5% in the last 12 months, which is the highest level since September 1977. In addition to this, further notable rises are on the horizon for households, such as the Energy Price Guarantee increasing average household energy bills by 16.7% in April.
- 2.10 As a result, and in order to bring inflation back down to its 2% target, the Monetary Policy Committee (MPC) voted by a margin of 6-3 in favour of increasing the Bank Rate by 50 base points to 3.5%. Two members preferred to maintain Bank Rate at 3%, and one member preferred to increase Bank Rate by 0.75 percentage points, to 3.75%. The Bank of England have also published their Financial Stability Report, which shows UK households and business finances are under growing pressure. Fixed rate mortgage rates are rising sharply, and with the loan to value ratio making little to no difference to rates offered. This is likely to persist in the medium to long term. By the end of 2025, 70% of mortgages will have experienced an increase in monthly payments, with over half of these increases being by more than £100.

Combined Authority Actions

- 2.11 The Combined Authority are taking proactive steps to support households and businesses through the current cost of living and doing business crisis. The Mayor's Fares schemes that cap single bus journeys at £2, and day saver tickets at £4.50, are providing people in West Yorkshire with more affordable means of transport, supporting people to access services and employment. For businesses, a new £1 million fund has been set up in order to support businesses with energy bills, offering firms up to £5,000 to fund practical solutions to reduce costs, including help to buy a more efficient boiler or install low-energy lighting.

3. Tackling the Climate Emergency Implications

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

4. Inclusive Growth Implications

- 4.1 There are currently a myriad of issues within the economy that disproportionately affect those towards the bottom end of the income distribution, and as a result, have a greater impact on West Yorkshire than the national average. Many of these are interlinked, for instance, West Yorkshire households are relatively less energy efficient, which in turn requires people in West Yorkshire to use more energy. There is currently an energy crisis, with

very high unit costs on both gas and electricity, meaning that many people cannot afford to adequately heat their homes. As West Yorkshire has gone into this crisis in a worse position than the national average, this crisis is having a greater impact at the regional level, especially amongst those already worse off in the region.

- 4.2 Evidence shows that over 1 million UK households on prepayment meters have not claimed their Energy Bill Relief Scheme vouchers for December, leaving them to shoulder the costs of rising energy bills themselves. Every household in the UK is eligible for this support, but those who pay for energy via direct debit have the vouchers automatically applied, whilst those on prepayment meters have to actively obtain the vouchers. This has the potential to further entrench fuel poverty among those on prepayment meters.

5. Equality and Diversity Implications

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

6. Financial Implications

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

7. Legal Implications

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

8. Staffing Implications

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

9. External Consultees

- 9.1 No external consultations have been undertaken.

10. Recommendations

- 10.1 That the Place, Regeneration and Housing Committee notes the evidence presented within this report and considers it as part of the decision making process.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Evidence Report

Evidence Report

11

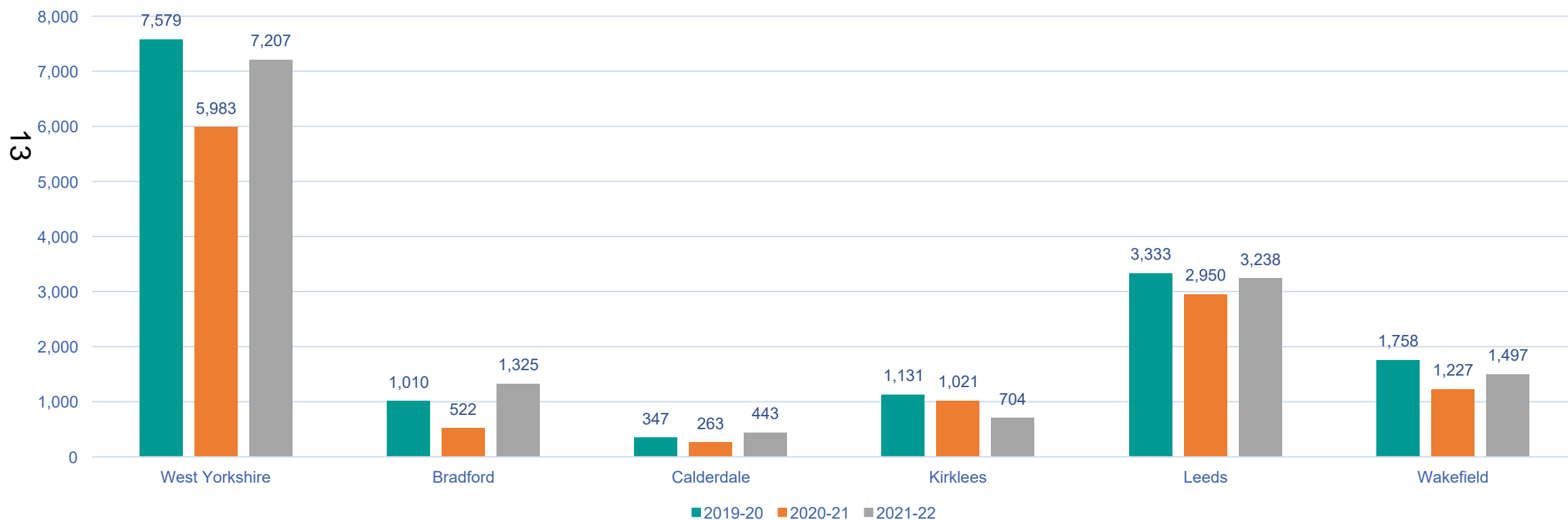
Thomas Newton, 5 January 2023

12 State of the Region Indicators



Net additional dwellings have rebounded in most districts in West Yorkshire

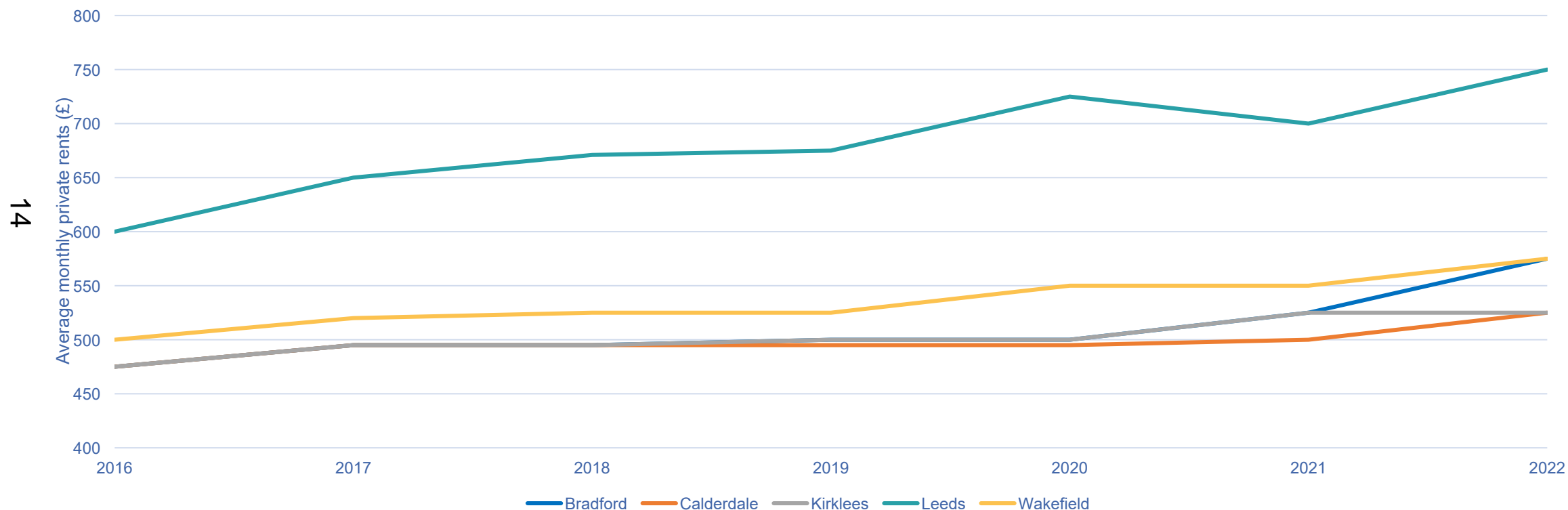
2020/21 saw the lowest level of net additional dwellings since 2014/15, but the most recent data shows that there were 20% more net additional dwellings in 2021/22 than 2020/21. This largely represents a return to pre-pandemic trends.



Source: Net additional dwellings by local authority district, DLUHC

Private sector rents have risen sharply over the past year, and the evidence shows that this is likely to continue into next year.

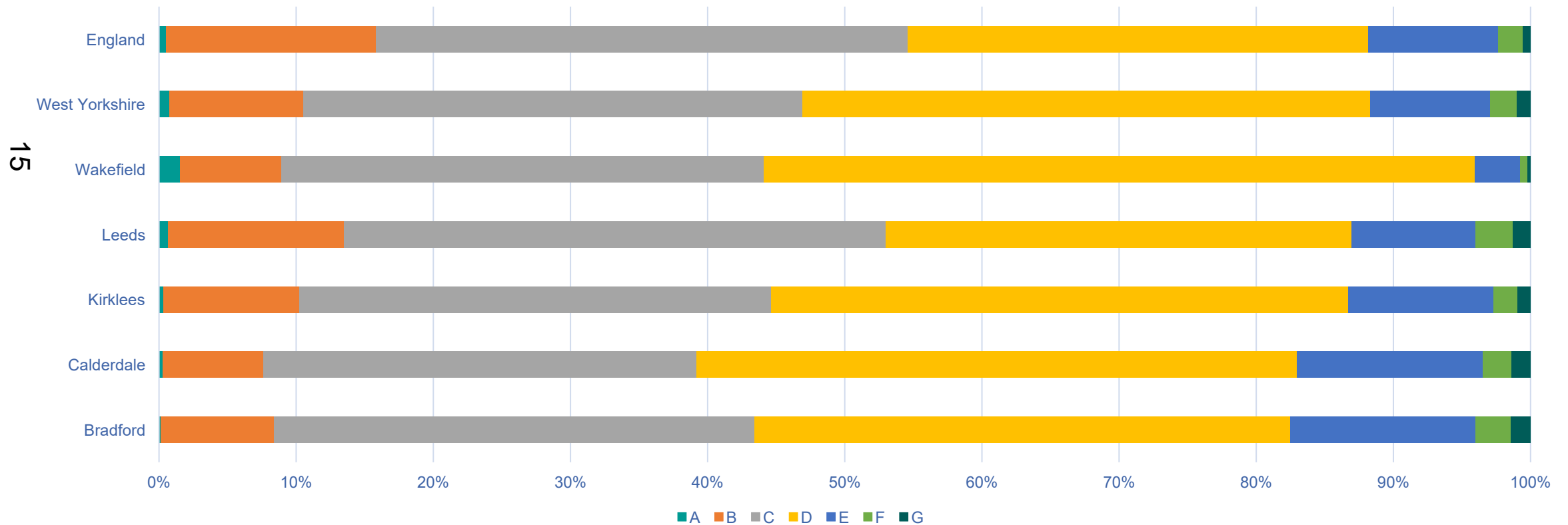
The largest rise in private sector rents across West Yorkshire was in Bradford (+10%), but evidence suggests that if private sector landlords wanted to pass on the full cost of interest rate rises, a further increase of 20% is incoming in 2023.



Source: *Private Rental Market Statistics, ONS*

Dwellings across West Yorkshire are less energy efficient than the England average for the last 12 months

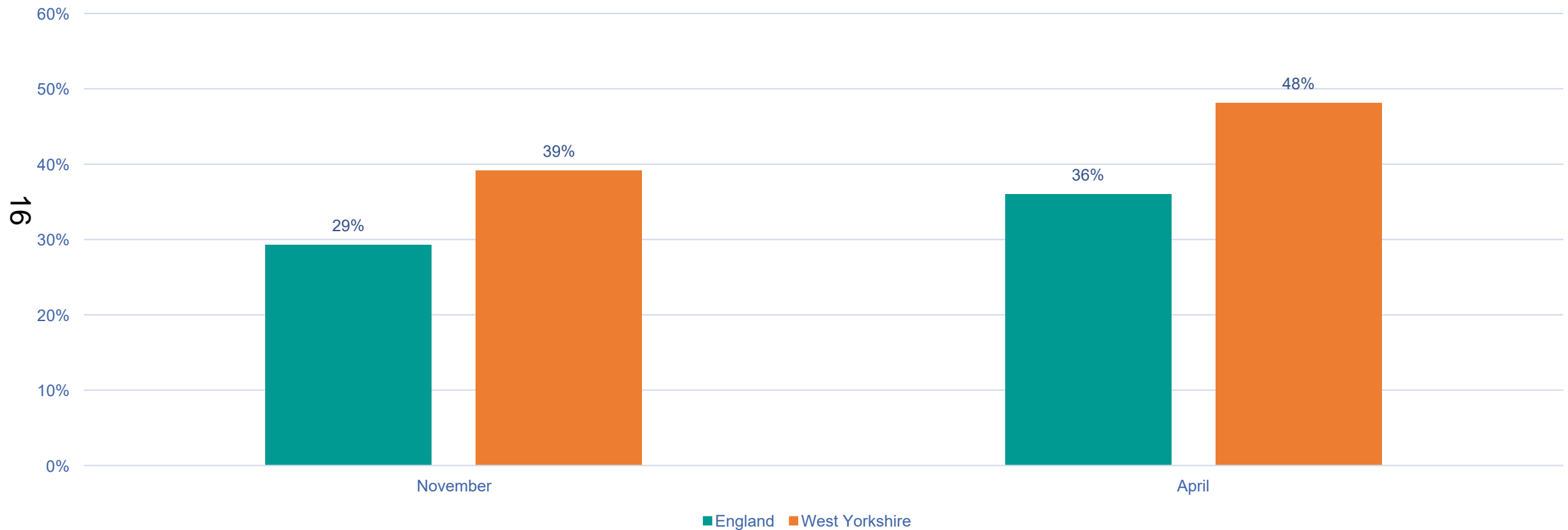
This issue is particularly bad in Calderdale, and is pressing in the current climate as less efficient homes require more energy to heat.



Source: *Live tables on Energy Performance of Buildings Certificates*

Up to a half of West Yorkshire homes are forecast to be in fuel poverty once the Energy Price Guarantee rises in April 2023

This is significantly up from the End Fuel Poverty coalition's previous estimates of 1 in 3 West Yorkshire households, following the announcement that average household energy bills will rise to £3,000 per year from April, and the £400 energy bill relief scheme will be withdrawn and not replaced. This will be a long-standing issue.



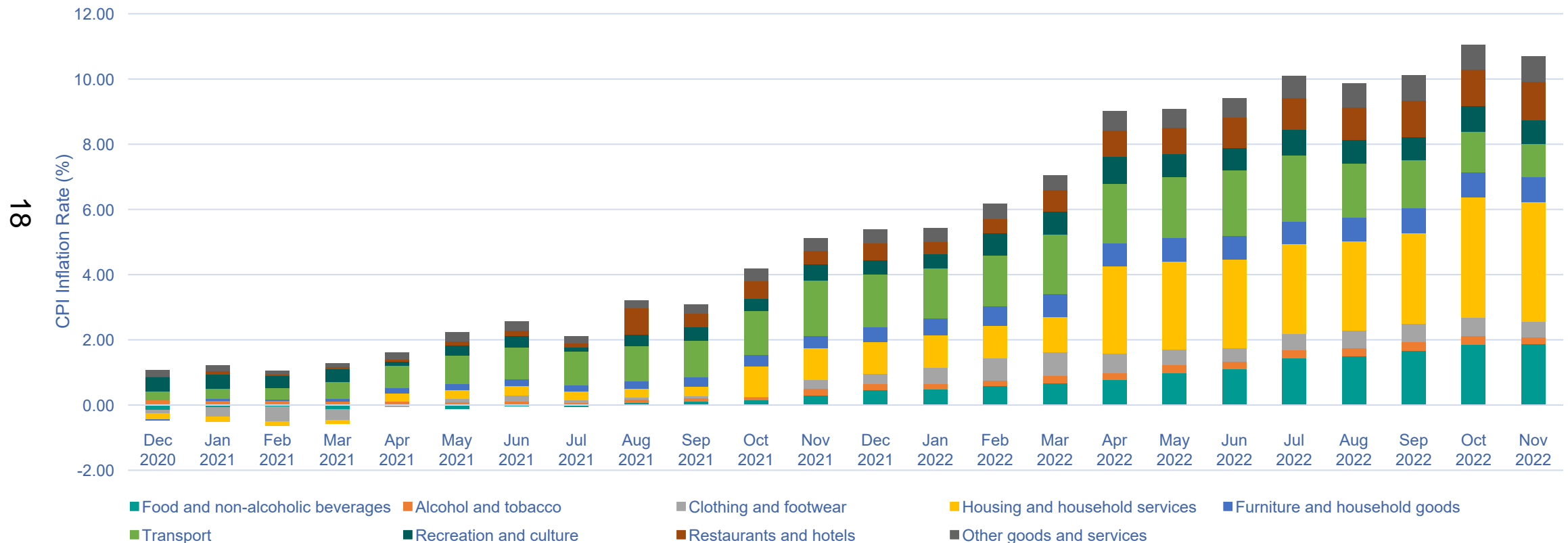
Source: *End Fuel Poverty Coalition*

17 Macroeconomy



Inflation rose by 10.7% in the year to November, down from a 40-year high 11.1% in the year to October

Whilst the rate of inflation is falling, the fact that it is positive means that prices are still rising, just at a slower rate. Food prices are currently rising at their fastest annual rate since 1977.

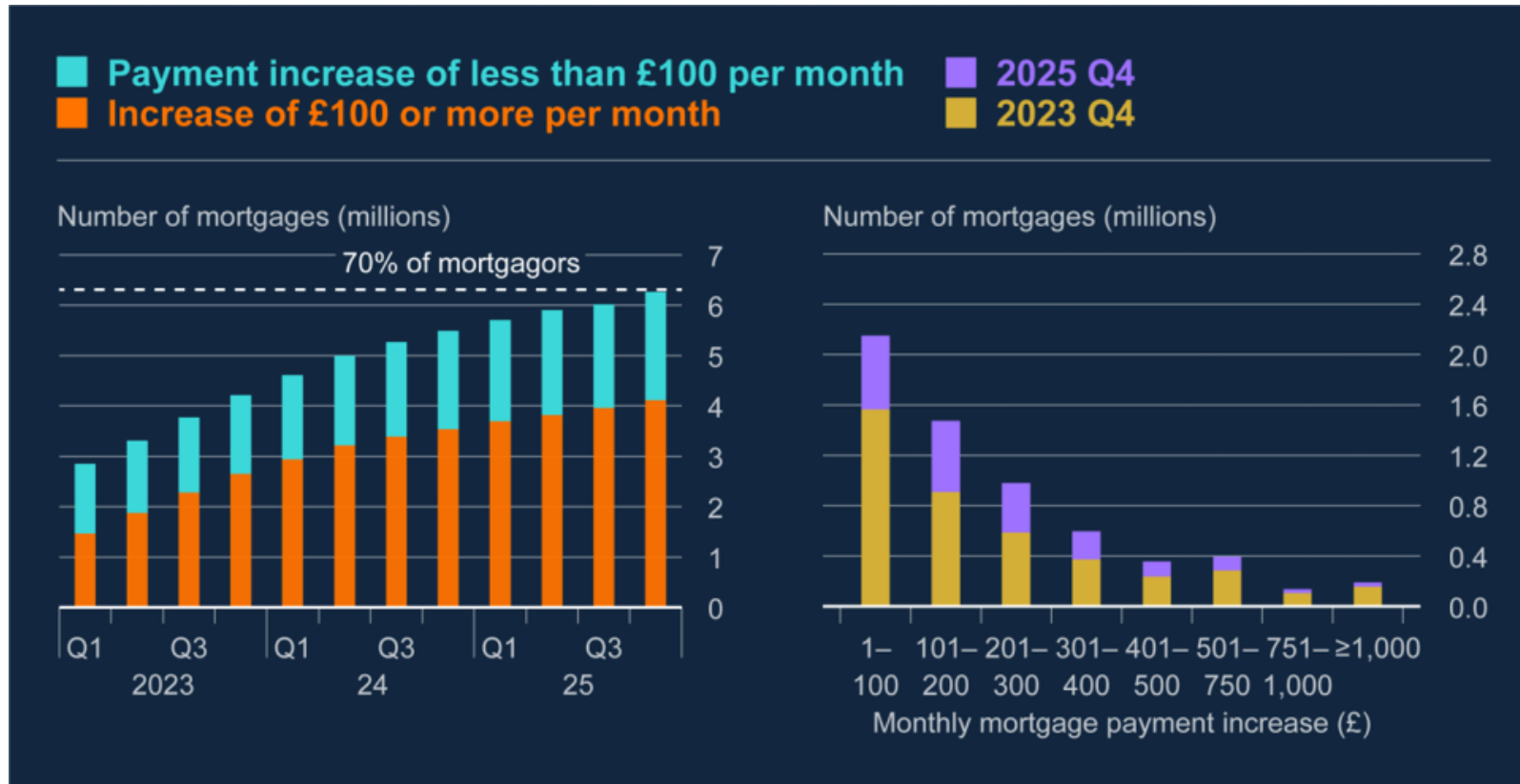


Source: Consumer price inflation, UK: November 2022

As a result of interest rate rises, 70% of mortgagors will have seen an increase in monthly payments by the end of 2025

More than half of these payment increases will be by more than £100 per month.

19



Source: Financial Sustainability Report, Bank of England

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Report to: Place, Regeneration and Housing Committee

Date: 5 January 2023

Subject: West Yorkshire Plan

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

Author: Jo Barham, Policy Officer

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

1. Purpose of this Report

- 1.1 To provide members of the Place, Regeneration and Housing Committee with an overview of the West Yorkshire Plan and its fit with the wider policy framework of the Combined Authority.

2. Information

Background to the Plan

- 2.1 The West Yorkshire Plan will provide an overarching strategic framework for the region. The plan will reflect major changes including, the devolution deal and election of the first Mayor of West Yorkshire, the ongoing impact of the cost of living and doing business crisis, and plans for further devolution. The primary audience for the plan is government and regional partners, residents are a secondary audience.

- 2.2 The purpose of the West Yorkshire Plan is to:

- Explain who West Yorkshire is and what we want to do.
- Set the trajectory for the longer-term up to 2040.
- Ensure that government and wider local and national stakeholders are clear on the priorities and ambitions of the region and how these align with the new government's plans for economic growth.
- Ensure that all regional partners speak with one strong voice.

- Continue to develop shared endeavour between the Combined Authority and the local authorities.
- 2.3 The first stage of this work has been to draft a vision and narrative. Research was undertaken to look at what other places, who have historically been better at telling their collective story than West Yorkshire, have produced. Initial ideas for the content were generated during in-depth strategic planning sessions. Building on this work, a draft of the plan’s narrative was completed. The draft has had input from nominated representatives from each local authority and has been shared with chief executives, leaders and the mayor who have provided comments. Wider engagement with key stakeholders and partners is now being undertaken. The first draft of the vision and narrative is included in **Appendix 1**.
- 2.4 The West Yorkshire Plan will strengthen the existing policy framework of the Combined Authority. At present, the Strategic Economic Framework (SEF) provides an overarching vision for the region and is supported by a suite of policies and strategies this includes for example the West Yorkshire Climate and Environment Plan.
- 2.5 The vision and narrative will ultimately sit at the top of a revised and refreshed SEF with newly agreed regional priorities and targets with the collective suite of documents known as the West Yorkshire Plan. Work is ongoing to ensure that the West Yorkshire Plan aligns with new strategy development including the current development of an Economic Strategy for the region.
- 2.6 The intention of the plan is to be aspirational and represent an ultimate ambition for the region. Tackling the Climate Emergency is one of three regional priorities that cut across all aspects of the plan. The plan includes draft ambitions currently, but these will be updated once the narrative has been agreed. State of the Region reporting will continue to provide the monitoring framework underpinning the West Yorkshire Plan and wider policies and strategies of the Combined Authority.
- 3. Tackling the Climate Emergency Implications**
- 3.1 Tackling the climate emergency is one of the proposed regional priorities and will be a key driver of activity arising from this work. Becoming a net zero economy by 2038 remains a target for the region.
- 4. Inclusive Growth Implications**
- 4.1 Growing an Inclusive Economy is one of the proposed regional priorities and will be a key driver of activity arising from this work.
- 5. Equality and Diversity Implications**
- 5.1 Enabling Equality, Diversity and Inclusion is one of the proposed regional priorities and will be a key driver of activity arising from this work.

6. Financial Implications

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

7. Legal Implications

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

8. Staffing Implications

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

9. External Consultees

9.1 The draft vision and narrative have been produced in partnership with a grouping of local authority colleagues and has been discussed by chief executives, political leaders and the mayor. Consultation is now underway with colleagues across the Combined Authority including attendance at all senior management meetings and directorate sessions. All committees will receive a presentation with request for comments along with members of the LEP Board, and the Business Communications Group. Following feedback, a further draft of the narrative will be produced for sign-off by the Combined Authority in March.

10. Recommendations

10.1 That the Place, Regeneration and Housing Committee consider the draft of the vision and narrative of the plan and agree the proposed next steps, with a particular focus on:

- Content
- Language used
- Anything missing / needs to be removed

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Draft West Yorkshire Vision and Narrative

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DRAFT WEST YORKSHIRE: CREATING A FUTURE THAT WORKS FOR ALL OUR PLAN FOR CHANGE

Purpose (section may not be required in final version)

The West Yorkshire Plan sets out an overarching vision for the region. The narrative brings together the shared objectives that we as a region must deliver.

The purpose of the document is to:

- Set the trajectory for the longer term.
- Ensure that government and wider local, national and international stakeholders are clear on the priorities and ambitions of the region.
- Ensure that all regional partners speak with one strong voice to government.
- Develop shared endeavour between the Combined Authority and the local authorities and clarify priorities building on the ongoing partnership work.

The primary audience is regional and national partners including government. Residents are a secondary audience. A separate narrative linked to investment has been developed.

The document is designed to be modular, with different elements used for different purposes, but enabling consistent messages to be used and heard by a range of partners.

West Yorkshire 2040 Vision

To be finalised once narrative has been agreed.

West Yorkshire, the heart of the North, an engine room of ideas and creativity.

Together, we will grow a resilient, inclusive, sustainable West Yorkshire, that works for all. A place anyone can make home.

Our vision for the future is rooted in our region's extraordinary story.....

West Yorkshire Story

Understanding who we are, and the pathway forward is the key to our future success.

We're already achieving so much; at this historic moment for our region we now, finally, have powers and money to implement the things we know will make a difference. Now is our chance to continue to work together to tell our story and make our vision a reality.

Here in West Yorkshire, we are pioneers, we're determined, full of ideas and not afraid to take on challenges. Traits that put us at the forefront of the Industrial Revolution making us the manufacturing powerhouse of the world.

We embrace our industrial heritage to innovate and collaborate, paving the way for the emergence of new industries at the cutting edge of health and technology, ideas and innovations that will tackle the climate emergency and help people live fulfilled lives.

Our brilliant universities mean our region has attracted talent from around the world and international businesses have flocked to our region to pioneer methods in transportation, health, and manufacturing to answer the challenges facing the world today.

Add Infographic/map

West Yorkshire is made up of five local authority areas: Bradford, Calderdale, Kirklees, Leeds, and Wakefield.

Add Infographic

Our region is home to over 2.3 million people, a workforce of 1.1 million, around 95,000 businesses, and an economic output larger than nine European Union countries.

We're proud to be one of the most diverse parts of the UK with people representing many ethnicities, backgrounds, and lifestyles, connecting us to communities across the world.

The diversity of our region extends to our places. The globally competitive city of Leeds, the economic centre of the Pennines sits alongside lively towns and stunning countryside. West Yorkshire boasts an array of attractions from areas of Outstanding Natural Beauty in Kirklees, and

world class cultural assets such as the Hepworth Gallery in Wakefield, to vibrant market towns in Calderdale, and a World Heritage site in Bradford. Our countryside provides an asset for climate adaption as we tackle the Climate Emergency.

As a dynamic place to live, at the heart of the North, we attract highly skilled, knowledge-intensive businesses and workers. We celebrate our collection of cities, towns and villages, each community with its own story to tell, unique and magical.

This interconnected network of separate urban centres makes West Yorkshire genuinely distinctive. Our success is dependent on all places being supported to thrive, be recognised, championed, and celebrated.

And we're building on solid foundations. West Yorkshire has a long history of innovation and industry delivering economic success alongside social progress. Industrialists such as Sir Titus Salt had the vision and drive to support the people of our region out of poverty and into a skilled workforce. Benjamin Gott revolutionised the production of woollen cloth, investing large amounts in the cultural and civic life of Leeds, founding the City's Philosophical and Literary Society. We need to ensure that a new generation of diverse entrepreneurs continues that legacy with their ideas benefitting all communities creating a legacy of prosperity and business success.

Today, we gain strength from our success not being aligned to one or two sectors. We are blessed to have many and varied industries and businesses. This diversity means our resilient economy has weathered the economic crosswinds of the past and can drive prosperity for the future.

As a perfect representative of the UK's economy, we are poised to be a test bed of innovation and new ways of working. An idea can spark here, develop then cascaded to the rest of the country. We are perfectly positioned to be the key driver of economic growth not just in the North of England but for the whole of the UK.

Add Infographic

Key features of our economy include:

- Being a global leader in healthcare technology with six government health headquarters (including NHS Digital) and high levels of employment in the health-tech sector
- Advanced manufacturing - specialisms in textiles, furniture, and wearing apparel
- A fast-growing digital sector
- The UK's largest regional finance centre.

We have a history of ground-breaking discoveries and transformative practices. From firsts in the world of film and transportation, to the production of world-renowned video games and pioneering medical technologies such as Paxman Coolers work on cancer treatment. It was in our region that the invention of Cat's Eye technology transformed road safety across the world.

As innovators and makers, we also know culture and creativity is not just a nice to have, but a powerful driver of job creation, regeneration, skills and better wellbeing. And while we are admired across the UK and globally for our creativity, we know there's always more we can do. Towering figures across the arts

have been inspired by our places, from the Brontë sisters, the Poet Laureate Simon Armitage, to David Hockney and Barbara Hepworth, from the countercultural post-punk movement to the biggest pop groups in the world. Sporting success runs through our region, from unsung pioneers such as Beryl Burton, to world-beating Olympians like Nicola Adams, the Brownlee brothers, and Kadeena Cox achieving sporting firsts. These inspirational figures show the grit and determination of folk from West Yorkshire. With their eyes on the prize, they just don't give up. We know that the world can be our stage through the festivals and sporting successes showcased here. The region will rise to the occasion again when Bradford becomes the UK's national city of culture with opportunities spanning across all our communities.

Add Infographic – our top culture and creative strengths

Add Infographic – our top innovation strengths

Ideas and innovation are our bread and butter, powering the region's success. Pioneering textile technologies during the Industrial Revolution have developed to become cutting-edge techniques using recycled and recovered plastics. Weaving technology has been adapted to make super-strength jet engine parts. Our knowledge-based clusters and expertise in medical technologies and medical equipment manufacturers are some of the best in the world

The diversity of education assets in the region attracts international talent. It was at the University of Leeds that William Bragg's revolutionary research on X-ray crystallography changed the face of modern science. Today, the Centre for Precision Technologies, Nexus and the 3M Buckley Innovation Centre build on that legacy, innovating and collaborating in energy, transport, health tech, medicines, medical devices, diagnostics, data and manufacturing.

But we won't deepen our understanding about what we're doing well or where we could improve without the data.

Luckily, our region is home to a vast array of internationally recognised research such as Born in Bradford bringing new insights into childhood health while empowering young people to control their own data. The Space Hub is a respected new initiative driving new satellite and geospatial data markets, bringing new collaborations for industry opportunities.

Over time, industries have evolved, and new ways of working have developed; the challenges we've faced have been tough, but we have weathered these storms and emerged stronger. When a global pandemic hit, our businesses had the strength and resilience to adapt, bringing new approaches and innovation to weather a uniquely challenging time.

Our region continues to grow and adapt. Our historic past is woven into our present. The Piece Hall in Halifax played a pivotal role as a centre of trade for the textile mills of West Yorkshire, today it attracts new visitors to the area with its mix of independent bars, restaurants, shops, music acts and cafés. When the Grade Two listed Majestic building in the centre of Leeds was almost destroyed by a fire, it wasn't left to decay, it was rebuilt and now hosts the national headquarters of C4. The decaying mills next to the Hepworth Gallery in Wakefield will now be home to one of the best recording studios and music engineer training facilities in Europe and the stunning but abandoned Templeworks building in Leeds is soon to be home to the British Library North.

As a region, working together as the West Yorkshire family, we have built new infrastructure, connected our towns and cities, attracted investment, developed land,

Add infographic

West Yorkshire is home to a cluster of seven higher education institutions hosting around 91,000 students and 30,000 graduates each year.

Along with excellent Further Education Colleges.

supported businesses to start-up, innovate and grow, brokered skills and training to power us through the tough times, ready for the exciting opportunities ahead.

Now is our opportunity to use all that knowledge to move to establish us as the go-to place for business, entrepreneurs, investors, developers and creative. To seize the opportunities to tackle the challenges we face, from the climate emergency to deprivation, fuel poverty and poor health outcomes that blight parts of our region.

As a partnership, we will lead the way, learning lessons from our industrial past to build an inclusive, fair, sustainable future. We have the knowledge, the expertise, and the will to build on these achievements, backed up by our evidence-based policy development that helped us ensure we have the right strategies in place for a brighter future.

We build on our past and celebrate our diversity to create a better future. We are home to the best and the brightest, in lockstep across the region to deliver a future-focussed West Yorkshire. The best place to live, raise a family, start a business and grow old.

A place to do well and be well.

FOLLOWING SECTIONS TO BE FINALISED ONCE NARRATIVE HAS BEEN AGREED

Regional Priorities

West Yorkshire is key to growing and re-balancing the national economy and enabling the north of England to contribute fully to, and benefit from, national economic growth and prosperity.

In West Yorkshire we are a family with a long history of collaboration borne out of our shared priorities and strong partnerships. We recognise the value of working together and the benefits this brings. We know that we can't realise our vision in isolation and will continue to work in partnership to bring our ambitious proposals to life.

Working together to deliver our vision, we share **three regional priorities** that will inform all our work:

- Growing an inclusive economy
- Enabling equality, diversity, and inclusion
- Tackling the climate emergency

These priorities represent a regional consensus on what is needed to realise the vision across key areas of public policy where collectively we have the ability, powers, and funding to act. They are core to everything we do.

Using the powers and funding at our disposal we will work collaboratively to deliver projects to support these priorities.

Our Aims

We will ensure that all people make the most of the opportunities our region has to offer. We will reflect the rich diversity of our region with equality at the forefront of our work. We will create an environment where people in deprived communities can access the skills they need to secure good work and lead healthy lives. We will ensure that housing needs are met in an affordable and sustainable way making the most of clean technologies of the future.

Productivity is above the national average

We will create the right conditions to boost the economy in our region so we can see highly skilled people working in well paid jobs, able to access opportunities in a sustainable, carbon-free future and a great quality of life. An environment where entrepreneurial activity can flourish, where it is easy for businesses to start-up, grow, innovate, trade and invest. Where integrated infrastructure attracts the investment to create jobs in well-connected places with affordable homes.

A strong transport system founded on active travel and public modes

We will develop an integrated, sustainable, transport system that connects all parts of our region, so everyone can access the places they need to live fulfilled lives. We will promote sustainable travel so that walking, cycling, and public transport are the easiest choice, where everyone can enjoy the benefits of good health, protecting the environment for future generations.

A zero-net Carbon economy by 2038

We will deliver a net-zero economy where people have the skills and opportunities to access green jobs. Where transport is sustainable, and energy efficient homes ensure fuel poverty is abolished. Where businesses and industry use the resources they need to operate efficiently reducing energy consumption and boosting regional productivity.

Culture will be available to all We will put culture at the heart of our economy where creative businesses start-up and thrive. We will make sure that whatever your background, entry to the creative sector relies on your talent alone. We will ensure everyone in West Yorkshire can make the most of our world class cultural assets and enjoy the benefits of cultural engagement.

We will continue to be happy place to live where the wellbeing of our citizens is a priority. We will ensure that where you live helps to promote good health and wellbeing, that life expectancy in West Yorkshire aligns with the national average. We want to be at the heart of global health innovation with the significant health assets and the strength of the health technology sector of our region renowned.

Our region will be one of the safest places to live and work in the UK. We will do everything in our power to make West Yorkshire the safest place to be, ensure that our

streets are safe so our communities can thrive making the most of the opportunities our region has to offer. This involves responding to a range of complex needs and supporting victims of crime.

FOLLOWING SECTIONS TO BE FINALISED ONCE NARRATIVE HAS BEEN AGREED

Draft Ambitions

Add graphs/infographics to this section

To measure success, a series of ambitions have been developed these ambitions are aspirational, representing the ultimate vision for our region:

- No child grows up in poverty
- A net-zero Carbon economy by 2038
- Productivity is highest in the north
- A strong transport system founded on active travel and public modes
- All jobs paying at least the real living wage
- Skills levels exceed the national average
- Healthy life expectancy equalling the national average
- West Yorkshire's employment rate will be the highest in the north
- Neighbourhood crime is sustainably below the national average.
- **Place inc culture, heritage, tourism**
- **Investment in Research and Development**

The annual State of the Region report, provides a suite of indicators that map to the ambitions setting out progress against our vision for 2040.

What we need to achieve our vision

Local Authorities play a significant role in driving economic growth and levelling up, yet core services continue to be under significant and increasing pressure, having lost nearly £15 billion of core government funding over the last decade. **Government must recognise the crucial role of councils play in growth and provide sufficient funding and certainty for councils in the long term.** This should include a long-term solution for funding adult social care and support for SEND. To ensure we can all work effectively to deliver our vision we require **greater certainty of secure, stable, and fair local government funding and public sector resourcing**, that enables confidence, long term planning, flexibility, and innovation.

The scale of the opportunities for our region, and the challenges we must seek to overcome will require additional funding and powers. Significant fiscal devolution would give our region greater freedom, certainty, and surety, with responsibility to ourselves and our partners to ensure our vision becomes a reality. This will empower our region to enact tailored solutions to boost productivity, tackle inequalities and drive inclusive growth. Levelling up will require systemic change, radical intervention, and significant investment to address poverty and inequality. It should aim to improve opportunities for all. This means we must:

- Have much greater cross-government engagement with West Yorkshire to shape understanding of local needs.
- Be able to deliver over the long-term and base our actions on robust evidence and clear accountability with sustained funding.

To level up West Yorkshire we need to:

- Enable disadvantaged groups and communities within the region to reach their potential and access opportunity; and
- For the region overall to increase its economic contribution (in terms of higher income, employment, and productivity) and close the gap with more prosperous regions.

Greater cross-government engagement with our region is needed to shape understanding of local needs. Further powers to delivery our vision include:

- **New powers and multi-year sustainable funding and incentives for achieving net zero and nature recovery at regional and local levels.** Without these freedoms and flexibilities local areas will find it increasingly difficult to deliver against their locally defined targets and to contribute to Government's own ambitions.
- We want government to **support an Innovation Deal** for our region that will enable us to prioritise investment in innovation that aligns to our regional challenges.
- Securing continued commitment to a West Yorkshire Mass Transit System.
- **100% Business Rate Retention** to reinvest in our town and city centres, strengthen our relationships with employers and businesses in all sectors.
- **Full devolution of all adult skills and careers funding** so people can gain the right skills needed for good quality work. We want a devolved system that can support local labour markets and accelerate inclusive growth with our local leadership accountable for ensuring investment provides for our communities.
- Greater investment in **transport** and **devolution of control of our rail stations** in partnership with Great British Railways.
- **Increase powers and funding to give greater regional control over rail** that facilitates the electrification of existing routes and progression of new rail schemes.

Our region has much to offer with abundant opportunities for growth. Through our strong partnerships we will harness our assets to realise these opportunities for the people and the places of West Yorkshire, the heart of the North and the best of all worlds.

DRAFT

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Report to: Place, Regeneration and Housing Committee

Date: 5 January 2023

Subject: **Programme Development: Creating Great Places and Accelerated Infrastructure**

Director: Liz Hunter, Director of Policing, Environment and Place

Author: Justin Wilson, Head of Strategic Networks

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

1. Purpose of this Report

- 1.1 To engage the Committee on the ongoing work to prioritise and develop a portfolio of workstreams and programmes under Investment Priority 3 (IP3) Creating Great Places and Accelerated Infrastructure.
- 1.2 To engage the Committee on the requirement for a framework for assessing proposals aligned to IP3 as they arise as part of the pipeline development process.

2. Information

Background

Policy and Strategy Context

- 2.1 At the Combined Authority in June 2021 the approach to the Single Investment Fund (SIF) and the West Yorkshire Investment Strategy (WYIS) were endorsed¹. The WYIS sets out the Investment Priorities for the period 1 April 2021 to 31 March 2024 which are framed across six areas.
 - **Investment Priority 1:** Good Jobs and Resilient Businesses (including entrepreneurialism)

¹ A updated version of the WYIS was agreed at the June 2022 Combined Authority meeting

- **Investment Priority 2:** Skills and training for people Investment
- **Investment Priority 3:** Creating Great Places and Accelerated Infrastructure
- **Investment Priority 4:** Tackling the Climate Emergency and Environmental Sustainability Investment
- **Investment Priority 5:** Future Transport Investment Priority
- **Investment Priority 6:** Culture and Creative Industries

2.2 Investment Priority 3 is a broad investment priority with cross-cutting themes but is well aligned to place-making, housing, regeneration, flood risk and digital infrastructure which are key areas of activity driven by this Committee, the West Yorkshire Combined Authority and the Mayor.

2.3 The Gainshare allocation process [3rd February 2022 Combined Authority meeting](#) identified an initial indicative allocation of £12m to deliver against Investment Priority 3 for the period 2021 to 2025. The aim was to use this to develop projects for us then to either fund ourselves and/or leverage in other funding to complete the projects. This is a flexible allocation and one which we are keeping under review as we need to respond to changing external conditions and priorities. There are also a number of other funding sources that could be used to develop the projects under this investment priority.

Previous Engagement with the Committee

2.4 The Committee (7 July 2022) considered a range of strategic themes and potential proposals under IP3. These initial themes were: Housing; Digital Infrastructure; Capital Infrastructure Flood Programme²; Design Quality; Safer and Stronger Communities; Employment Opportunities and Green Infrastructure.

2.5 **Appendix 1** outlines these themes alongside an outline of the ambition and target outcomes (discussed at the 7 July Committee).

2.6 The Committee broadly welcomed the scope of the themes and noted that the Authority should focus on where added value can be provided e.g. areas of market failure or where significant leverage can be unlocked. The Committee also noted that some principles are required to support the prioritisation of investments.

IP3 (Creating Great Places and Accelerated Infrastructure) Portfolio

Prioritisation and Emerging IP3 Portfolio

2.7 Proposals against each of these themes have been developed and the key details of each proposal have been assessed to support the identification of a portfolio of future programmes. This will support decision making around prioritisation and sequencing of any potential funding allocations.

² A £7.1m Natural Flood Management programme is being delivered under IP4

2.8 The prioritisation process includes theme/programme level assessment in the following areas:

- **The Problem:** articulating the challenge or opportunity it seeks to address.
- **Strategic Fit:** considers the ability to support or align with the WY Investment Strategy (including Strategic Economic Framework (SEF) priorities) and Mayoral pledges.
- **Co-benefits:** consideration of jobs; health and air quality; fuel poverty reduction; innovation.
- **Existing strength of pipeline:** the stage of pipeline development, investment readiness and overall strength of the pipeline
- **Outputs and Outcomes:** the high-level outputs or outcomes to be achieved.
- **Funding availability:** an indicative total cost figure, and if any existing funding exists.
- **Potential Programme/Project(s):** outline of the programmes that could be created to deliver the desired outcomes and outputs. Scalability (opportunities for longer term investment and growth).
- **Deliverability:** timeframes, delivery partners and their capacity to deliver.
- **Inclusive growth, equality, diversity and inclusion:** highlighting links with addressing fuel poverty, socio-economic inequalities, vulnerable communities, hard to reach groups.

2.9 The following is a summary of the areas of programme development that are emerging as a priority as part of the assessment process so far.

2.10 The views of the Committee are welcomed on the emerging priorities outlined below:

Housing Accelerator Fund

2.11 The proposed Housing Accelerator Fund would build on the established Housing Revenue Fund that was secured through the devolution deal providing revenue funding to support the development of the strategic housing pipeline. This is strongly aligned to the housing theme and the outcomes of IP3. The current Housing Revenue Fund programme is due to end in March 2023.

2.12 The Housing Revenue Fund programme has provided direct support to Local Authorities to add much needed resource and capacity to develop pipeline sites. The programme has supported over 64 projects helping to progress sites that will deliver over 20,000 homes of which at least 3,000 are expected to be affordable. Crucially, undertaking work to develop the pipeline has demonstrated the regions ability to provide confidence to key Stakeholders such as Homes England and the West Yorkshire partnership across our delivery plans. One of the key criteria for securing a Strategic Place Partnership with Homes England (currently in development) is to demonstrate the region has a robust pipeline of investible development opportunities.

2.13 The Housing Revenue Fund support has ranged from recruiting new posts (graduate and senior level) in Local Authority teams to undertaking technical

feasibility work on Local Authority owned sites developing these to a marketable and/or investible positions. Some Examples of the projects delivered by the Housing Revenue Fund include;

- Providing technical highways and drainage support at Kirklees Council to support key strategic sites such as Dewsbury Riverside and Bradley Park. A successful phase 1 planning application was approved in November for Dewsbury Riverside which this work directly contributed to.
- Recruitment of 3 directly funded posts at Calderdale Council (project manager, site unlocking officer and graduate housing trainee) to boost capacity in the team in project development. The graduate housing trainee has secured a permanent, senior post within Calderdale's team.
- Viability and marketing work at sites such as Cock Hill Lane in Shelf, Calderdale which have resulted in attracting high levels of interest from local and national developers. A similar exercise is due to commence at Meadow Lane in Leeds and Minster View in Halifax.
- Engagement and procurement of developer partners at key projects (linked to Spatial Priority Areas) such as Bradford City Village and North Halifax.
- A large range of technical feasibility work to inform planning and marketability of sites including at Pontefract Dispensary, Farrar Lane, Gomersal and Kershaw (among many others).

2.14 Following the closure of the programme in March 2023, no other funding source will be available to continue the revenue programme which continues to provide added value to Local Authority teams in progressing housing projects where budget constraints would otherwise mean sites would likely become stalled and development slowed.

2.15 Building on the success of the Housing Revenue Fund the purpose of the Housing Accelerator Fund is to support projects to get to an investment ready position where robust business cases can be developed for projects to enter suitable capital funding programmes and/or secure private sector investment. The funding will be used to test the deliverability of schemes. As such, the Housing Accelerator Fund has four core objectives as follows;

- To understand the deliverability of projects across the strategic housing pipeline (for example through feasibility, viability testing), to a point where projects are ready to enter investment/capital programme.
- To boost capacity and resource at local levels to work up Strategic Housing Pipeline Projects.
- To support projects that aim to maximise economic development and promote clean and sustainable housing growth that contribute to the regions net-zero carbon objectives.

- To develop the Combined Authority's capacity to take a more proactive development role across strategically significant, transformational housing sites.
- 2.16 The Housing Accelerator Fund is proposed to extend the revenue fund continuing the work to increase capacity and progress sites to an investment ready position. Work is ongoing with Local Authority teams to identify the first tranche of projects for the Housing Accelerator Fund, these will be outlined in detail within the Housing Accelerator Fund Strategic Outline Case currently being developed. The Housing Revenue Fund programme has demonstrated the need for revenue funding to support Local Authority teams and develop regional capacity to accelerate the delivery of sites within the strategic housing pipeline. The counterfactual position (if further funding is not secured for the Housing Accelerator Fund as part of the IP3 proposals) will be that sites inevitably become stalled and there is a lack of progress towards delivery, consequently leading to missed opportunities to attract private investment and secure capital funding through regional and national programmes.

Employment Accelerator Fund

- 2.17 The development of an Employment Accelerator Fund would provide revenue funding for identifying a robust pipeline of employment sites. This will build on evidence held by Local Authorities and the Combined Authority to identify strategic employment sites with the potential to deliver key outcomes aligned to IP3. Through this work it will be possible to maximise support for the delivery of commercial developments and ensure these enhance the sustainability and viability of cities and towns by delivering employment opportunities which are well located to existing settlements and provide a range of employment opportunities.
- 2.18 The pipeline work will develop detailed evidence on a site-by-site basis, supporting business case development, identifying constraints and testing viability or barriers to investment. Ultimately this will support the securing of third-party investment and / or creating opportunities to bid for public sector capital investment.
- 2.19 The need for this revenue funding has been identified to enable a targeted approach to employment land / development acceleration, building on the success of the Enterprise Zone programme, to create new opportunities to maximise employment investment and bring job growth to the area. The need for intervention is also linked to the quality of employment opportunities, need for a range of unit sizes and types to maximise the long-term sustainability of developments in the region and focusing on attracting development and investment across a range of sectors. Opportunities to connect to planned and new investment in renewables, to deliver secure and sustainable energy, will be explored and supported as a key driver for attracting manufacturing.
- 2.20 Through focusing public sector support in this way, it will also be possible to increase the focus on placemaking, public space and ensuring that new commercial developments are integrated with other uses, including residential

and leisure uses. This will help to create the vibrant locations needed to attract workers.

- 2.21 The funding revenue sought is based on interventions across all 5 Local Authority Areas with any scalability of this revenue fund directly related to this approach.

Spatial Priority Areas

- 2.22 There is clear evidence that the availability of development finance is constrained in West Yorkshire which has been exacerbated by the pandemic and recent global economic instability. Rising inflation and interest rates, alongside uncertainty in power supply, has led to falling investor confidence. This is hampering delivery, impacting on the ability to create great places.
- 2.23 The agreed and endorsed Spatial Priority Areas (SPAs) provide consensus on the strategic opportunities in our sub region where we can achieve balanced growth. SPAs are of regional significance and / or are cross-boundary locations which bring together cross sector development opportunities, aligning investment from housing and employment development, alongside renewable energy and infrastructure investment. Taking a holistic approach across these sectors creates opportunities to maximise the attractiveness of the SPAs to investors through delivering locally available power sources which are sustainable, reliable and low cost, alongside transport and active travel schemes, flood investment and digital infrastructure. This approach maximises the competitiveness of the SPAs, balances risk and creates the potential to build momentum, delivering IP3 outcomes and outputs.
- 2.24 To support the delivery of SPAs a flexible revenue fund is being sought to identify and develop appropriate and tailored delivery models utilising a suite of tools such as grants, put options, direct investment, cross funding, Compulsory Purchase and potential use of Mayoral Development Corporations to suit the requirements of the individual SPAs. The revenue fund will ensure that delivery can be achieved across SPAs, with agreed outputs and outcomes secured and the public funding intervention minimised or targeted appropriately. In the first year the fund is anticipated to be aligned to priority SPAs in each of the 5 Local Authority areas, with future years investment potentially more targeted to specific outcome / deliverables.

Flood Infrastructure Capital Programme

- 2.25 In West Yorkshire approximately 39,000 residential properties and 13,000 commercial properties currently fall within a flood zone and flooding is likely to become a more frequent occurrence as a result of climate change. There are a range of social, environmental and economic benefits that can be unlocked by making our communities more resilient to flooding e.g. by reducing the financial and carbon impact from future flooding events.
- 2.26 Funding for flood schemes principally comes from the Department for Environment, Food and Rural Affairs (DEFRA) but this funding is not always

enough to fully fund schemes. Previous West Yorkshire flood programmes have utilised a range of additional funding sources to bridge any potential funding gaps in the programme, the largest other contributions were often European and Growth Deal funding. However, these funding sources are no longer available and there is unlikely to be any significant funding for flood mitigation via the UK Shared Prosperity Fund.

- 2.27 Local partners have developed a robust pipeline and flooding programme comprising 24 schemes. This programme can provide enhanced flood protection to 3,608 homes and 2,767 businesses. It has a total capital value of £249m with significant levels of Government funding potentially available to deliver these schemes. However, this funding cannot be unlocked for these schemes until they are in a fully funded position. There is currently a funding gap of £52.8m.
- 2.28 Many the schemes in the early phases of the programme are ready for investment now subject to funding being made available.

Digital Infrastructure

- 2.29 **Connected Places (or ‘Smart Cities’)**: Digital technology and innovation are developing at pace and offer a range of opportunities for efficiency, carbon and financial savings within place-based applications. Currently there isn’t a cohesive approach to this workstream, notwithstanding significant areas of local innovation happening across West Yorkshire. This theme would identify opportunities to scale up, amplify and deliver this agenda at a West Yorkshire scale.
- 2.30 This programme would initially require development funding to work across the partnership, with commercial support to identify opportunities, challenges and a potential pipeline of connected places activities.
- 2.31 **Broadband Coverage**: The Government has set a target to deliver gigabit capable broadband to a minimum of 85% of UK premises by 2025. Building Digital UK³ (BDUK) are engaging with local partners and the market to accelerate roll-out further to achieve 100% gigabit-capable coverage as soon as possible. Benefits of better digital connectivity include:
- support for home working which reduces travel to work and supports carbon reduction;
 - helping employers to recruit and retain staff and potentially opening up job opportunities to those with limited access to the jobs market (such as residents with caring responsibilities or mobility issues);
 - Improvements in employee productivity; and
 - The ability to design and deliver innovative products and services.
- 2.32 BDUK are delivering and contract managing the Government’s £5bn Project Gigabit workstream to achieve this objective. The Project focuses on those

³ BDUK is an executive agency, sponsored by the Department for Digital, Culture, Media & Sport.

areas which are unlikely to be included in the roll-out by commercial suppliers. There is currently about 82% gigabit-capable broadband coverage in West Yorkshire which is estimated to rise to c.85% based on known public and private sector investments. There is need for the public sector to intervene to address the remaining 15% of premises which are located in hard to reach and/or rural areas. There are areas that are likely to experience market failure.

- 2.33 Notwithstanding significant levels of Government investment in broadband infrastructure many areas of market failure a likely to persist. Additional local funding e.g. Broadband Gainshare has the potential to accelerate and draw down more investment from the Government. Public sector funding will leverage commercial investment. A digital infrastructure workstream could include the following local programmes:
- a) Digital Opportunity Mapping (evidence base and engagement tool);
 - b) Urban Gigabit Voucher Programme;
 - c) DCMS Rural Gigabit Voucher (Local Top-up); and
 - d) Fibre Infrastructure Delivery Programme
- 2.34 Local funding for these programmes could be sought from the Broadband Gainshare (subject to local partner agreement). The scale and impact of these programmes will depend on the level of funding made available to support delivery.

Natural Environment (White Rose Forest Green Streets and Safer Parks)

- 2.35 The natural environment has a critical role to play in underpinning a safe, healthy and resilient population helping to reduce emissions and providing climate ready services and solutions. A high-quality and accessible natural environment is vital for humans, biodiversity and sustainable places. The COVID-19 pandemic clearly demonstrated the value of having green spaces easily accessible to peoples' homes, particularly in terms of both physical and mental health. While some of the region's natural environment is in a good condition, this is by no means true for all West Yorkshire. The region's biodiversity and ecosystem services are coming under increasing threat, and this is impacting on many areas of the economy, resulting in being unable to derive the fullest value from the full range of natural environment assets in West Yorkshire. There are range of potential projects within his area including: White Rose Forest Green Streets; Safer Parks; Green Infrastructure and Access to Health; Regenerative Nature Recovery Schemes and; Farmer and Landowner Information and Support Service.
- 2.36 The programmes have the potential to deliver a range of positive outcomes including:
- improved health, wellbeing and safety in public spaces;
 - enhanced access to green space and air quality; and
 - reductions in flooding and carbon emissions.

2.37 Programmes within this theme are scalable with a balance needing to be struck between the size of a programme and its impact. The Safer Parks workstream is an exception to this as it focuses on delivery of a pilot park project. A range of funding sources are being explored alongside Gainshare to support delivery of this programme, including private sector development, parks foundations or public agencies, national and regional.

Proposed Framework for Assessing Schemes Entry to Pipelines

2.38 The West Yorkshire Combined Authority needs to set out a framework for assessing proposals aligned to IP3 prior to them entering the pipeline development process. This will allow resources to be focused on the schemes and programmes that are best aligned to local priorities and ensure our pipelines are robust and fit for purpose.

2.39 The following are a set of initial criteria that could form the basis of how the Authority considers whether a scheme should be included on a pipeline.

- a) There is local political support for the scheme.
- b) There is a significant need to support the scheme (e.g. funding gap, deliverability, market failure or public good).
- c) It is in line with the priorities set out in the Strategic Economic Framework
- d) Clear alignment with the [West Yorkshire Investment Strategy](#). Including the Strategy Investment Priorities, Outcomes to be Achieved and Priority Areas for Investment.
- e) We offer commercial options where there is commercial interest, and the specific approach to how we would approach this would be set out in a new framework.

2.40 Notwithstanding the work on the IP3 Portfolio and associated programmes/pipelines of schemes, there is a need to consider potential schemes or opportunities that could emerge outside of the current portfolio development process. This could be opportunities or funding requests that are aligned to IP3 but do not fall within current programme development activity or could be opportunities/funding requests that need to be considered before the portfolio and pipeline development activity has concluded.

2.41 To consider this type of request for funding a set of clear policy principles should apply. This is being drafted now building on the principles above and drawing on best practice alongside lessons learned.

2.42 A key point for discussion relates to the Eligibility Criteria and if this should be tied to scale and / or the strategic importance of schemes. Committee Members views on this are welcomed.

2.43 The criteria will be finalised taking into account any views from the Committee and form part of the Authority's approach to assessing requests for capital investment.

Next Steps

- 2.44 Subject to approval of this report, Combined Authority officers will coordinate the development of the IP3 Portfolio and progress the business case for the Authority's assurance process.
- 2.45 It is currently proposed that the IP3 Portfolio level business case will be considered by the Authority's assurance process prior to seeking Combined Authority approval in Spring 2023.

3. Tackling the Climate Emergency Implications

- 3.1 The IP3 portfolio aims to support the ambitions of the Carbon Emissions Reduction Pathways for West and North Yorkshire and the West Yorkshire Climate and Environment Plan.
- 3.2 There are opportunities for IP3 programmes to deliver low carbon and climate resilient infrastructure, homes and businesses. The programmes can also unlock opportunities to improve the natural environment to enable wider decarbonisation of the economy and our communities. Opportunities to support local climate resilience will be drawn out in individual programme business cases.

4. Inclusive Growth Implications

- 4.1 The emerging IP3 portfolio aims to target the following outcomes all of which support inclusive growth objectives:
- Create healthier, positive and greener places.
 - Accelerate the transformation of our towns and cities into successful, resilient, sustainable places.
 - Increase access to gigabit-capable broadband in hard to reach and/or rural areas.
 - Enhanced flood resilience.
 - Reduction in fuel poverty.
- 4.2 Inclusive growth impacts will be drawn out in the business case for IP3 Portfolio and further developed for each programme, for example the potential to deliver local employment, improved housing quality and social value.

5. Equality and Diversity Implications

- 5.1 There are EDI implications across all the themes, including a focus on healthy and affordable homes, providing enhanced digital connectivity to hard to reach/rural areas, improving the flood resilience of vulnerable communities and addressing the issue of gender equality in access to/safety in parks.

6. Financial Implications

- 6.1 The report provides an update on the portfolio prioritisation work which will shape programme development. Any funding decisions will be made by the Committee as appropriate.

7. Legal Implications

- 7.1 There are no immediate legal implications arising from this report however some of the prioritised programmes are likely to need legal advice/agreements as they develop.

8. Staffing Implications

- 8.1 The IP3 portfolio prioritisation and early-stage assurance work will be led by existing staff in the Policy and Development Directorate. As programmes development additional programme management resource will be outlined as required.
- 8.2 At the West Yorkshire Combined Authority meeting on the 3rd February 2022 the Combined Authority approved in principle funding allocations to each Local Authority and the Combined Authority to support capacity issues and enable pipeline development work to be undertaken against the Investment Priorities.

9. External Consultees

- 9.1 The proposals aligned to the IP3 portfolio are being developed in partnership with local authorities and the appropriate Committees.

10. Recommendations

- 10.1 That the Committee considers the ongoing work to prioritise and develop a portfolio of workstreams and programmes under Investment Priority 3 (IP3) Creating Great Places and Accelerated Infrastructure.
- 10.2 The Committee considers the requirement for a framework for assessing proposals aligned to IP3 as they enter the pipeline development process.

11. Background Documents

[West Yorkshire Investment Strategy](#)

12. Appendices

Appendix 1 - Potential Programme Development Themes (July 2022)

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Potential Programme Development Themes (July 2022)

Theme	Outline Ambition	Target Outcomes
Housing	<p>Unlock stalled sites across West Yorkshire, with priority on delivery of brownfield land and delivery of affordable and accessible housing.</p> <p>Increase the scale and pace of retrofit of existing housing stock, targeting those in fuel poverty but including an all stock as part of a place-based approach / model.</p> <p>Drive higher energy efficiency standards of new homes.</p> <p>(There is a link to the employment opportunities theme where places are mixed-use)</p>	<ul style="list-style-type: none"> • Number of sites investment ready / viability challenges addressed • New homes enabled and completed • Hectares of land remediated and prepared for development. • Rate of delivery of affordable homes in the region increased • Number of retrofit measures delivered, or services implemented / energy efficiency improved • Improved awareness of the need for homes to be 'dementia ready'
Digital Infrastructure	<p>Improve access to digital infrastructure with a focus on gigabit capable broadband and 5G mobile connectivity for businesses and residents in hard-to-reach areas.</p>	<ul style="list-style-type: none"> • Number of premises connected to gigabit capable broadband.
Flood Risk Management (Capital Flood Defences)	<p>Enhanced flood protection for vulnerable homes and businesses.</p> <p>The Authority's pipeline for this theme is well established. It includes 26 flood schemes with a total capital value of £245m and a funding gap of £51m. This pipeline is being considered by the Climate, Energy and Environment Committee (19 July).</p> <p>This theme is linked to the pipeline of Natural Flood Management (NFM) schemes which is being supported under IP4.</p>	<ul style="list-style-type: none"> • Number of businesses (2,700) and homes (3,700) with enhanced flood risk protection

Design Quality	Improve place-making and design quality of new developments in strategic locations across West Yorkshire, including a focus on inclusion, health and resilience.	<ul style="list-style-type: none"> • Number of sites / locations within SPAs with design guidance or strategic masterplans.
Safer and Stronger Communities	<p>Make parks in West Yorkshire safer and implement changes to parks to support women and girls to use public parks for sport and recreation.</p> <p>Accelerate the transformation of our towns, cities and rural areas building on their existing assets and opportunities.</p> <p>Support a thriving cultural, arts and sporting sector vital for the West Yorkshire economy - shaping place identity and profile, and attracting and retaining talent and investment, driving inclusive growth, regenerating places and engaging people to develop skills.</p>	<ul style="list-style-type: none"> • Regional guidance developed on park design • Number of parks improved • Number of community groups engaged or established • Number of community outreach initiatives supported • Space created for cultural and arts activity
Employment Opportunities	<p>Unlock stalled sites across West Yorkshire, with priority on delivery of brownfield land and delivery of jobs in locations most in need.</p> <p>Drive higher energy efficiency standards of new buildings.</p> <p>(There is a link to the housing opportunities theme where places are mixed-use)</p>	<ul style="list-style-type: none"> • Hectares of land remediated and prepared for development • Investment secured or commercial property occupancy, • Jobs accessible by public transport from deprived communities.
Green Infrastructure	Improve resilience and wellbeing of communities by greening neighbourhoods and ensuring new developments have high quality green infrastructure as an integrated part of their design.	<ul style="list-style-type: none"> • Number of street trees delivered • Access to green space improved



Report to: Place Regeneration and Housing Committee

Date: 5 January 2023

Subject: Spatial Priority Areas

Director: Liz Hunter, Director of Policing, Environment and Place

Author: Michael Long, Programme Development Lead – Strategic Sites

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

1. Purpose of this Report

- 1.1 The purpose of this report is to seek endorsement to the inclusion of two additional Spatial Priority Areas (SPAs) in the current set of priority locations agreed across West Yorkshire. It also seeks endorsement of an amendment to the boundary of one existing SPA.

2. Information

Spatial Priority Areas (SPAs)

- 2.1 Our Spatial Priority Areas (SPAs) are the largest and or most strategic growth opportunities within West Yorkshire requiring coordinated infrastructure investment. The SPAs have been developed and are to be actively managed to ensure that:

- We are doing all we can to bring forward the extant housing permissions across West Yorkshire in the context of high demand for homes.
- We are doing all we can to support jobs growth by better understanding local supply and demand for strategic employment land.
- We are raising the profile of those areas in our city region with critical infrastructure and economic resilience challenges.
- We are prioritising development in locations served by sustainable transport networks.

2.2 The value of having SPAs agreed and endorsed is that it provides consensus on our largest and / or most strategic opportunities in our sub region in order to achieved balanced growth across the area. SPAs are of regional significance and / or are cross-boundary locations. This can help with building cases for funding and with prioritisation when funding opportunities arise, it also helps with building status and investor interest in key locations to support inclusive growth. The categories are designed to distinguish between different types of opportunity and are not a hierarchy of priority for investment decisions.

Additional SPAs

2.3 At the meeting of the CA on 20 December 2020, the current portfolio of 36 SPAs were endorsed. A copy of the CA paper is included in **Appendix 1**. The agreed SPA Definitions and Criteria can be found in **Appendix 2**, a full list of the SPAs (as proposed in this paper) can be found in **Appendix 3** and SPA Location Plans in **Appendix 4**.

2.4 In partnership with Local Authority district officers the priority locations have been kept under review and it is proposed that two new SPAs are added to reflect current spatial priorities within Huddersfield and Halifax, in addition it is proposed that the boundary be revised for the South Kirkby and South Elmsall Urban Extension (Wakefield) to reflect the emerging Local Plan allocation.

2.5 In addition, we have amended the names of some SPAs to reflect the current naming conventions for these areas as detailed below in Table 1.

Table 1 – SPA Amended Names

SPA Name 2020	Proposed SPA Name
West Huddersfield Gateway	Manchester Road/Blackmoorfoot Road Corridor
Brighouse Garden Village (inc Clifton)	Thornhills Garden Community (inc Clifton)
Bradley Garden Village	Woodhouse Garden Community / Bradley Garden Village
South Kirkby Urban Extension	South Kirkby & South Elmsall Urban Extension

Huddersfield Station to Stadium Enterprise Corridor SPA – Future Growth Location

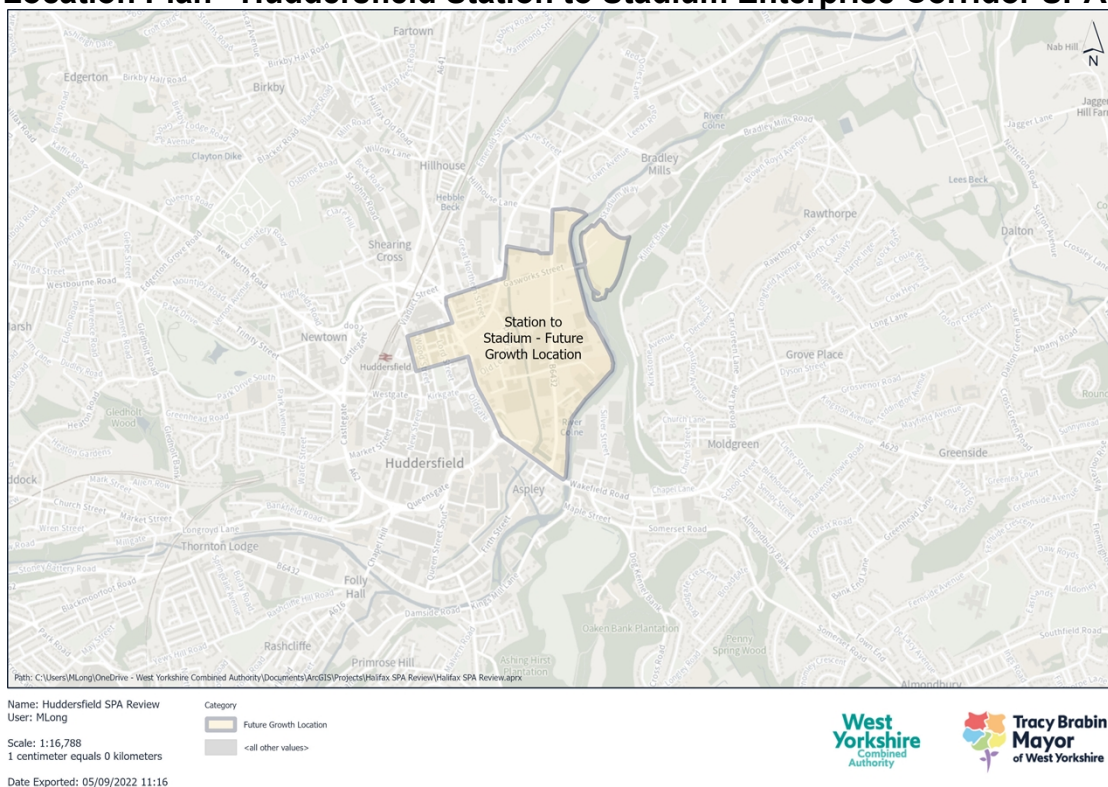
2.6 As a key part of the Huddersfield Blueprint, the Station to Stadium Enterprise Corridor covers a substantial proportion of the town centre. Regeneration of this area offers the opportunity to drive new, diverse and sustainable land uses in the town centre, supporting high value employment to offer a counterweight to the decline in high street retail and predomination of out-of-town business parks.

2.7 The intention is to increase economic reliance through attracting investment to provide regeneration of this key area of Huddersfield town centre and land

beyond the centre to the east. This will be achieved through securing commercial opportunities for existing business expansion and to attract new businesses to the area. The proposals intend to facilitate growth of employment sectors associated with the University of Huddersfield proposed health innovation campus to the east of the Huddersfield ring road.

- 2.8 The aims for this area also include residential opportunities to meet ongoing demand for housing in a highly sustainable location alongside improved connectivity between the town centre and the leisure opportunities provided by the area around the stadium. The proposals will explore the economic benefits provided by improved access to and use of the river and canal as assets to attract further investment to the area. The intention is also for this area to be directly linked to the proposed District Heat Network for Huddersfield town centre as part of the Kirklees council's aspirations to reach net zero by 2038.
- 2.9 The Station to Stadium Enterprise Corridor represents a significant regeneration priority and qualifies as a Future Growth Location SPA. Although land is not allocated in the current Local Plan, this will be explored when the Local Plan is updated. The Enterprise Corridor area directly adjoins St Georges Square (the location of Huddersfield Station) and Enterprise Corridor will provide significant commercial development, much of this within 600 metres of the Station but all within 1km.

Location Plan - Huddersfield Station to Stadium Enterprise Corridor SPA



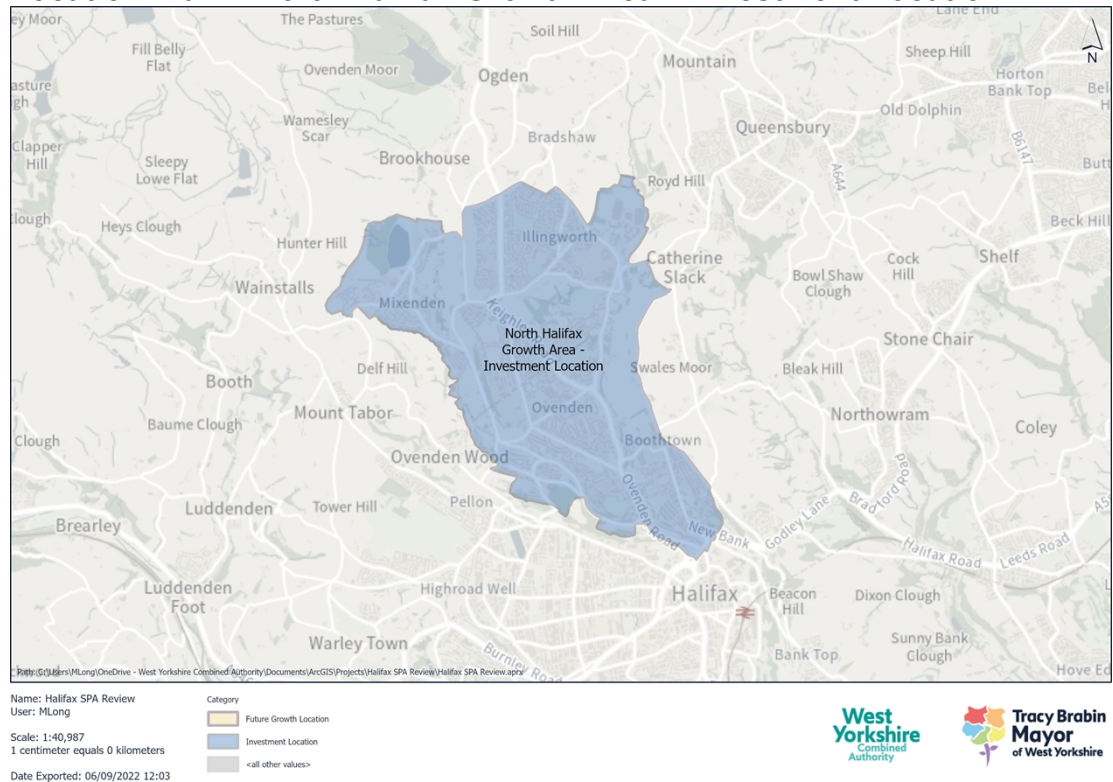
North Halifax Growth Area – Investment Location

- 2.10 The North Halifax Growth Area draft SPA is envisaged as including the area to the north of existing Halifax town centre SPA – known as Boothtown which is

adjacent to and to the north of the wards of Illingworth and Mixenden (1,513 Ha) and Ovenden 325 Ha). The aim would be to create a corridor heading out from the town centre towards the neighbourhoods broadly described as 'North Halifax' supporting an additional 1600 new homes. People's health, wealth, and wellbeing in North Halifax has been particularly negatively impacted by the pandemic and that the cost-of-living crisis is already having a big impact on residents and families in North Halifax.

- 2.11 Calderdale Council's Cabinet gave approval for developing a joined up long term strategic plan for North Halifax in January 2022 with the intention of building on the current and planned investment in North Halifax.
- 2.12 Creating the opportunity to secure further economic investment in North Halifax to expedite and build upon the secured funding and local strategic support at a borough level will increase resilience and enable the area and its residents to benefit from the inclusive growth agenda, improve skills and access to employment and to help address the longstanding challenges this area faces.
- 2.13 The North Halifax Growth Area qualifies as an investment location due to the regeneration potential aligned to housing growth of 1600 homes. This meets the criteria set out for an investment location focused on housing growth.

Location Plan – North Halifax Growth Area – Investment Location



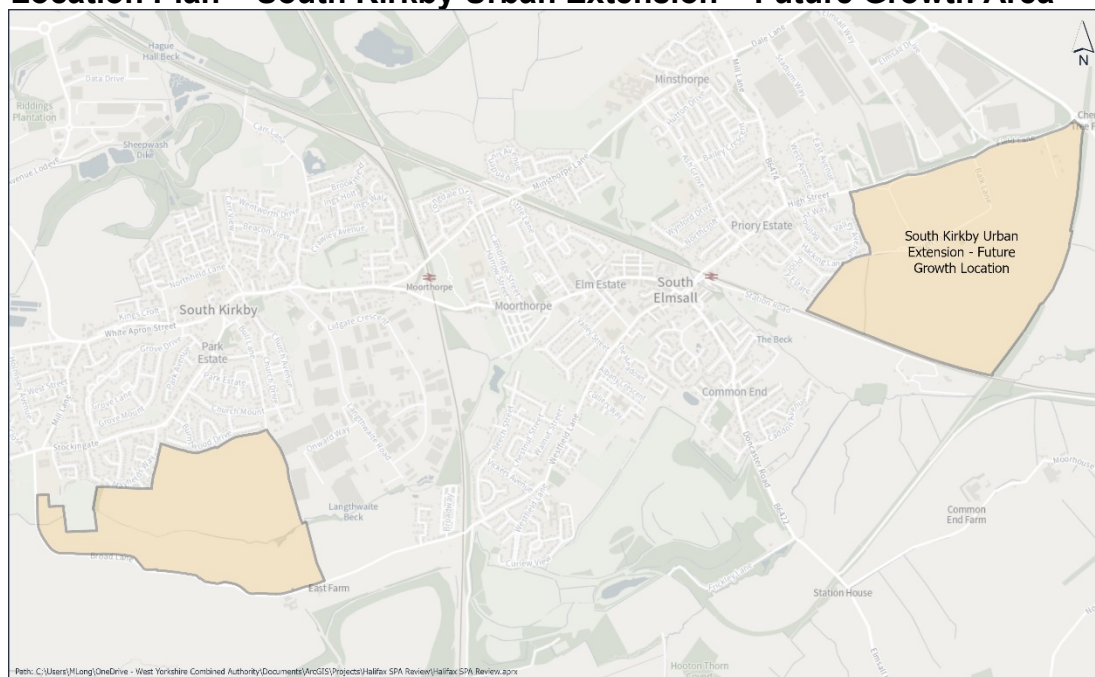
South Kirkby and South Elmsall Urban Extension – Future Growth Area

- 2.14 The South Kirkby and South Elmsall Urban Extension has been extended to include a large employment allocation identified at South Elmsall in

Wakefield's emerging local plan. This site is greenfield, and it is proposed that this site will be removed from the Green Belt (through the local plan process). The site comprises of a mix of uses which includes housing and some employment. Although B8 is the predominant use on part of the site, other employment uses could occur.

- 2.15 The location is currently categorised as a Future Growth Area. Future growth locations are emerging priorities not currently allocated in Local Plans. Should the site become an adopted site in the Local Plan, it is envisaged that this SPA location will be categorised as an Investment Location SPA.

Location Plan – South Kirkby Urban Extension – Future Growth Area



Name: South Kirkby SPA Review
 User: MLong
 Scale: 1:16,788
 1 centimeter equals 0 kilometers
 Date Exported: 02/12/2022 10:49

Category
 Future Growth Location
 Investment Location
 <all other values>



Next Steps

- 2.16 As set out in Item 7 of this committee, ongoing work to prioritise and develop a portfolio of workstreams and programmes under Investment Priority 3 (IP3) Creating Great Places and Accelerated Infrastructure is underway. To support the delivery of SPAs, through the Investment Priority 3 (IP3) workstream, we are developing a business case that includes two workstreams linked to SPAs.
- 2.17 The first is the development of Employment Accelerator Fund that will be used to develop an evidenced employment sites pipeline the will provide a better understanding of the development or delivery challenges for strategic employment sites across West Yorkshire.
- 2.18 Through developing a robust employment pipeline, it will be possible for WYCA to maximise support for the delivery of commercial developments and ensure these enhance the sustainability and viability of cities and towns, by

delivering employment opportunities which are well located to existing settlements and provide a range of employment opportunities

- 2.19 Second is a Flexible Fund on Delivery Models that will be used to identify and develop appropriate and tailored development models utilising a suite of tools such as grants, put options, direct investment, CPO, investment zones (or similar) and potential use of Mayoral Development Corporations (MDCs) to suit the requirements of the sites within the SPAs to be developed.
- 2.20 Developing targeted delivery models for individual SPAs will support the acceleration of delivery across the SPA's aligned to the cross-cutting themes of the Investment Strategy and IP3 specifically through:
- Acceleration of 'inclusive' jobs growth;
 - Unlocking of stalled employment sites in strategic locations / corridors;
 - Targeting priority sectors (this may be a cluster of complementary sectors rather than a single target sector);
 - Alignment with other infrastructure / capital investments;
 - Supporting business resilience (and recovery post Covid 19);
 - Accelerate the delivery of affordable and sustainable homes.

3. Tackling the Climate Emergency Implications

- 3.1 The SPAs have been developed and are to be actively managed to ensure that we are prioritising development in locations served by sustainable transport networks or can incorporate schemes to ensure that active travel and public transport can be delivered in these locations.
- 3.2 The SPA categories include 'Environmental Opportunity SPA'. These are locations which offer significant opportunities to address environmental issues, increase resilience and tackle the climate emergency (for example flood risk management, carbon sequestration, net biodiversity and environmental gain, green and blue infrastructure, renewable and low carbon energy generation)

4. Inclusive Growth Implications

- 4.1 Inclusive growth principles are embedded in the aims and criteria of the SPAs. The Core City and Main Urban Centre, and Future Growth Location categories of SPAs aim to support inclusive growth and renewal through the delivery of key infrastructure, commercial and residential development opportunities. The Investment Location category along with the Environmental Opportunity category of SPAs aim to promote urban renewal and to protect vulnerable places from economic and environmental threats.

5. Equality and Diversity Implications

- 5.1 A fundamental part of the Combined Authority strategic sites work is to support inclusive growth and sustainable development. The delivery of the regions SPAs supports inclusive growth by enabling development and investment in some of the most deprived areas in our region, by encouraging regeneration,

growth and renewal of our urban centres and through the delivery of key infrastructure to enable commercial and residential opportunities for all.

6. Financial Implications

- 6.1 There are no direct financial implications of this report however part of the rationale of agreeing strategic regional spatial priorities is to direct resource and funding to these locations as opportunities arise. The West Yorkshire Investment Strategy makes reference to Spatial Priority Areas as an example.

7. Legal Implications

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

8. Staffing Implications

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

9. External Consultees

- 9.1 No external consultations have been undertaken.

10. Recommendations

- 10.1 That the Place, Regeneration and Housing committee note the content of the report.
- 10.2 That the Place, Regeneration and Housing committee approve the SPA name changes listed in Table 1.
- 10.3 That the Place, Regeneration and Housing committee approve the additional two SPAs of North Halifax Growth Area (Calderdale) and Huddersfield Station to Stadium Enterprise Corridor (Kirklees) and the amended South Kirkby and South Elmsall Urban Extension SPA in Wakefield. Subject to this approval, the content on the Combined Authority website relating to SPAs will be refreshed.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Spatial Priority Areas Refresh CA Paper December 2020
Appendix 2 – Spatial Priority Area Definitions and Criteria
Appendix 3 – Spatial Priority Area Locations
Appendix 4 – Spatial Priority Area Location Plan

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Report to: West Yorkshire Combined Authority

Date: 10 December 2020

Subject: **Spatial Priority Areas (SPAs) Refresh**

Director: Alan Reiss, Director Policy, Strategy and Communications

Author: Alison Gillespie, Head of Planning Coordination

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

1. Purpose of this report

1.1 To seek endorsement of the revised Spatial Priority Areas (SPA).

2. Information

2.1 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.

2.2 Following a review of the existing SPA and call for new SPAs (West Yorkshire authorities only), it was considered that the current SPA categories, 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.

2.3 In response, in partnership with all local authorities, new categories and associated criteria have been developed (see Appendix 3) that reflect wider policy priorities including regeneration and urban renewal, Towns Fund

locations, and economic and environmental resilience. A revised set of SPAs meeting these criteria, were identified by local authorities (see paragraph 2.7).

- 2.4 Chief Planning Officers, Strategic Place Officer Group, Directors of Development and West Yorkshire Chief Executives have supported the SPA refresh process and inputted to the changes proposed. The refreshed SPAs were supported by the Place Panel at their meeting on the 14 October 2020.
- 2.5 The map provided in Appendix 1 shows the locations of the proposed SPAs, which are better aligned to the Combined Authority’s strategic pipelines. We have undertaken an assessment of this alignment and an example is provided in Appendix 2 which demonstrates positive alignment with Transforming Cities Fund (TCF) schemes and the West Yorkshire Transport Fund Plus. We have also tried where possible to ensure that SPAs are broad areas rather than individual sites (supported by clusters of sites in the strategic pipelines).
- 2.6 The value of having SPAs agreed and endorsed is that it provides consensus on our largest and / or most strategic opportunities in our sub region in order to achieved balanced growth across the area. SPAs are of regional significance and / or are cross-boundary locations. This can help with building cases for funding and with prioritisation when funding opportunities arise, it also helps with building status and investor interest in key locations to support inclusive growth. The categories are designed to distinguish between different types of opportunity and are not a hierarchy of priority for investment decisions.
- 2.7 The draft list of proposed SPAs (and relevant category) are as follows:

Core City (SPA)	<ul style="list-style-type: none"> Leeds City Centre
Main Urban Centre (SPA)	<ul style="list-style-type: none"> Bradford City Centre Wakefield City Centre Huddersfield Town Centre Halifax Town Centre
Investment Location (SPA)	<p>Mixed use</p> <ul style="list-style-type: none"> Canal Road Corridor Chidswell ~ East Leeds Extension Aire Valley City Fields Brighouse Garden Village (Including Clifton)* (NEW) Kirkstall Forge (NEW) <p>Employment</p> <ul style="list-style-type: none"> Langthwaite Grange Extension North West Leeds Employment Hub (NEW) Newmarket White Rose Office Park (NEW) Cooper Bridge* <p>Housing</p> <ul style="list-style-type: none"> Castleford Growth Zone Dewsbury Riverside Urban Extension ~

	<ul style="list-style-type: none"> • Crosland Moor (NEW) • Bradley Garden Village* (NEW) <p>Regeneration</p> <ul style="list-style-type: none"> • Shipley (NEW) • Keighley (NEW) • Dewsbury ~ (NEW) • Batley ~ (NEW) • Todmorden (NEW) • Brighouse (NEW) • Five Towns (Castleford, Normanton, Featherstone, Pontefract, Knottingley) (NEW) • Elland (NEW)
Future Growth Location (SPA)	<ul style="list-style-type: none"> • Knottingley and Ferrybridge Growth Area (proposed additional allocations) (NEW) • South Kirkby Urban Extension (proposed additional allocation) (NEW) • Newmarket (proposed additional allocation) (NEW) • Broad Cut Farm (proposed additional allocation) (NEW) • Apperley Bridge / Esholt (NEW) • Holme Wood (NEW)
Environmental opportunity (SPA)	<ul style="list-style-type: none"> • Calder Valley (NEW)

* Sites fall within the Garden Village Corridor SPA Cluster

~ Sites fall within the North Kirklees Growth Zone SPA Cluster

2.8 The review of SPAs has been limited to West Yorkshire councils to reflect that the purpose of SPAs is linked to investment and that, in the context of devolution, the future focus of our funding is West Yorkshire. The SPAs have been built bottom-up from district priorities, working within the new criteria. It is intended that the SPAs remain under review and partner councils are able to put forward additional SPAs at any point as new priorities emerge. Further SPAs in the category of Environmental Opportunity are still under development beyond the Calder Valley.

2.9 The SPAs, as supported by Place Panel on the 14 October 2020, will form part of the Strategic Economic Framework (SEF) and will be used in the emerging Draft Connectivity Plan. It is also proposed that the SPAs be included in the Place Narrative, an emerging, online, interactive document that will describe our places and how they interact and set out our place-based plans / ambitions and associated committed infrastructure investments. The development of the Place Narrative is being led by the Place Panel.

3. Clean Growth Implications

3.1 The SPAs have been developed and are to be actively managed to ensure that we are prioritising development in locations served by sustainable transport networks. The refreshed SPA criteria also includes a new category of 'Environmental Opportunity SPA'. These SPAs support the City Region target to achieve net zero carbon by 2038, with significant progress by 2030. They are potential areas which offer significant opportunities to address

environmental issues, increase resilience and tackle the climate emergency (for example flood risk management, carbon sequestration, net biodiversity and environmental gain, green and blue infrastructure, renewable and low carbon energy generation).

4. Inclusive Growth Implications

4.1 Inclusive growth principles are embedded in the aims and criteria of the SPA methodology (see Appendix 2). The Core City and Main Urban Centre and Future Growth Location SPAs aim to support inclusive growth and renewal through the delivery of key infrastructure, commercial and residential development opportunities. The Investment Location SPAs aim to promote urban renewal and to protect vulnerable places from economic and environmental threats.

5. Financial Implications

5.1 There are no financial implications directly arising from this report. The SPA refresh has been undertaken internally by the West Yorkshire Combined Authority Policy, Strategy and Communications Directorate.

6. Legal Implications

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

7. Staffing Implications

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

8. External Consultees

8.1 No external consultations have been undertaken.

9. Recommendations

9.1 That the Combined Authority endorses the revised Spatial Priority Areas (paragraph 2.7), including the supporting Definitions and Criteria (Appendix 3), and agrees to publish these as part of the Strategic Economic Framework.

10. Background Documents

10.1 None.

11. Appendices

11.1 Appendix 1 – Spatial Priority Area Maps

11.2 Appendix 2 - Strategic Sites Transport Alignment

11.3 Appendix 3 – Spatial Priority Area Definitions and Criteria

Spatial Priority Area - Definitions and Criteria

SPAs are identified as the largest and or most strategic opportunities within our city region, requiring coordinated infrastructure investment and are broad areas rather than individual sites.

Our strategic pipelines (including employment, housing and transport) complement the SPAs providing a more comprehensive list of priority sites or schemes, which are key to driving inclusive growth. Many of the employment and housing pipeline sites fall within SPAs. The SPAs are, in some instances, aligned with enabling transport schemes through transport pipelines.

The SPAs have been developed and are to be actively managed to ensure that:

- we are doing all we can to bring forward the 60,000 extant housing permissions across West Yorkshire in the context of high demand for homes;
- we are doing all we can to support jobs growth by better understanding local supply and demand for strategic employment land;
- we are raising the profile of those areas in our city region with critical infrastructure and economic resilience challenges;
- we are prioritising development in locations served by sustainable transport networks.

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CATEGORY OF SPA	AIMS	CRITERIA	Proposed SPAs
Core City	- Support inclusive growth and renewal in main Urban Centres through the delivery of key infrastructure, commercial and residential development opportunities.	- Largest settlements in Local Plan place hierarchies. These have been identified in local plans due to their size and role within the context of the district and sub region, their suitability to accommodate new development, and their accessibility to jobs and services. - Member of the UK Core Cities group. - Contributes the highest proportion of housing units to the West Yorkshire total. - Contributes the highest proportion of GVA to the West Yorkshire total.	<ul style="list-style-type: none"> • Leeds City Centre

CATEGORY OF SPA	AIMS	CRITERIA	Proposed SPAs
Main Urban Centre	<ul style="list-style-type: none"> - Support inclusive growth and renewal in main Urban Centres through the delivery of key infrastructure, commercial and residential development opportunities. - Transform urban centres to adapt to the climate emergency and to support the regional target to achieve net zero carbon emissions by 2038. - Take a whole place approach to renewal in Urban Centres. 	<ul style="list-style-type: none"> - Largest settlements in Local Plan place hierarchies. These have been identified in local plans due to their size and role within the context of the district and sub region, their suitability to accommodate new development, and their accessibility to jobs and services. 	<ul style="list-style-type: none"> • Bradford City Centre • Wakefield City Centre • Huddersfield Town Centre • Halifax Town Centre
Investment Location	<ul style="list-style-type: none"> - Investment to accelerate growth (housing or commercial), promote regeneration or increase resilience. - Identify requirement for public sector investment to deliver inclusive growth, tackle development constraints, promote urban renewal and to protect vulnerable places from economic and environmental threats. - Support the target to achieve net zero carbon emissions by 2038. 	<ul style="list-style-type: none"> - Locations in this category are to align with Local Plan allocations. - Individual site allocations or clusters of sites with a capacity of >1000 units* (housing or) or > 15 ha* (employment) that are aligned with sustainable travel networks. OR - Meets 3 or more of the following criteria: - Land allocated for housing to deliver 400+ homes or significant commercial development within 600m of an existing or planned railway station or main bus interchange incorporating transit orientated development principles. - Alignment with current and future infrastructure investment priorities (identified as one of the places to connect through the emerging connectivity strategy). - Town is shortlisted at a 'Town Fund' area or 'Future High Street Fund' area. 	<p>Mixed use</p> <ul style="list-style-type: none"> • Canal Road Corridor • Chidswell • East Leeds Extension • Aire Valley • City Fields • Thornhills Garden Community (inc Clifton) • Kirkstall Forge <p>Employment</p> <ul style="list-style-type: none"> • Langthwaite Grange Extension • North West Leeds Employment Hub • Newmarket • White Rose Office Park • Cooper Bridge <p>Housing</p> <ul style="list-style-type: none"> • Castleford Growth Zone • Dewsbury Riverside Urban Extension

CATEGORY OF SPA	AIMS	CRITERIA	Proposed SPAs
		<ul style="list-style-type: none"> - Area has an average IMD score in the lowest 20%. - Opportunity / need for investment to maintain economic strength / increase resilience. 	<ul style="list-style-type: none"> • Manchester Road / Blackmoorfoot Road Corridor • Woodhouse Garden Community / Bradley Garden Village • North Halifax Growth Area <p>Regeneration</p> <ul style="list-style-type: none"> • Shipley • Keighley • Dewsbury • Batley • Todmorden • Brighouse • Five Towns (Castleford, Normanton, Featherstone, Pontefract, Knottingley) • Elland
Future Growth Location	<ul style="list-style-type: none"> - Potential areas / sites which may be suitable for strategic development that are not currently included in Development Plans. - Locations suitable to accommodate larger scale strategic development. 	<ul style="list-style-type: none"> - Future growth locations are emerging priorities not currently allocated in Local Plans. - Individual site allocations or clusters of sites with a capacity of >1000 units* (housing or) or > 15 ha* (employment) that are aligned with sustainable travel networks. 	<ul style="list-style-type: none"> • Knottingley and Ferrybridge Growth Area • South Kirkby and South Elmsall Urban Extension (proposed additional allocation) • Newmarket (proposed additional allocation) • Broad Cut Farm (proposed additional location) • Apperley Bridge / Esholt • Holme Wood

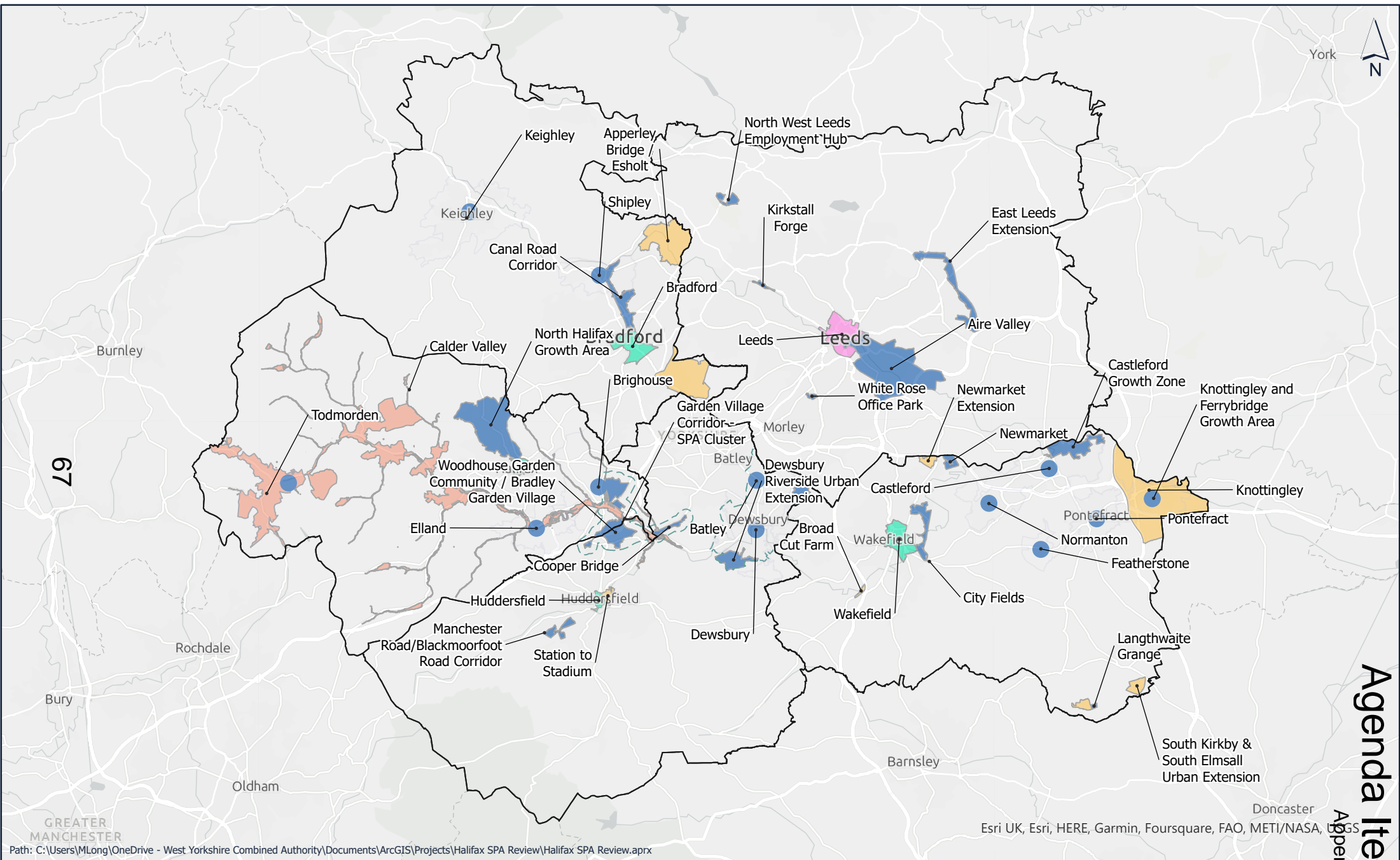
CATEGORY OF SPA	AIMS	CRITERIA	Proposed SPAs
			<ul style="list-style-type: none"> Huddersfield Station to Stadium Enterprise Corridor
Environmental Opportunity	<ul style="list-style-type: none"> Potential areas which offer significant opportunities to address environmental issues, increase resilience and tackle the climate emergency (for example flood risk management, carbon sequestration, net biodiversity and environmental gain, green and blue infrastructure, renewable and low carbon energy generation). Support the City Region target to achieve net zero carbon by 2038, with significant progress by 2030. 	<p>Meets 2 or more of the following criteria:</p> <ul style="list-style-type: none"> Significant areas or assets that offer an opportunity to enhance the environmental performance of the region and/or provide climate change mitigation An asset that has great potential to help tackle the climate emergency through a) reducing carbon emissions and/or 2) helps adapt communities or businesses to a changing climate Area of strategic scale Area that would require cross boundary co-ordination or delivery to realise its full potential. Assets that deliver more than one environmental benefit (Multi functionality – e.g. tree planting that offer direct flood protection to a high-risk area) An environmental, social, or economic asset that is identified as being specifically vulnerable or under short term threat. Opportunity / need for investment to maintain economic strength / increase resilience. 	<ul style="list-style-type: none"> Calder Valley <p><i>Further work is required to identify other SPAs in this category. Spatial priorities are likely to emerge from progress on the Energy Strategy, Green and Blue Infrastructure Pilot and Zero Emissions pathway work. Other SPAs could include:</i></p> <ul style="list-style-type: none"> <i>Significant opportunities for peat restoration</i> <i>Significant & multi-functional opportunities for tree planting.</i>

Core City (SPA)	<ul style="list-style-type: none"> Leeds
Main Urban Centre (SPA)	<ul style="list-style-type: none"> Bradford Wakefield Huddersfield Halifax
Investment Location (SPA)	<p>Mixed use</p> <ul style="list-style-type: none"> Canal Road Corridor Chidswell ~ East Leeds Extension Aire Valley City Fields Thornhills Garden Community (inc Clifton)* Kirkstall Forge <p>Employment</p> <ul style="list-style-type: none"> Lengthwaite Grange Extension North West Leeds Employment Hub Newmarket White Rose Office Park Cooper Bridge* <p>Housing</p> <ul style="list-style-type: none"> Castleford Growth Zone Dewsbury Riverside Urban Extension ~ Manchester Road / Blackmoorfoot Road Corridor Woodhouse Garden Community / Bradley Garden Village * North Halifax Growth Area <p>Regeneration</p> <ul style="list-style-type: none"> ShIPLEY Keighley Dewsbury ~ Batley ~ Todmorden Brighouse Five Towns (Castleford, Normanton, Featherstone, Pontefract, Knottingley) Elland
Future Growth Location (SPA)	<ul style="list-style-type: none"> Knottingley and Ferrybridge Growth Area (proposed additional allocations) South Kirkby and South Elmsall Urban Extension (proposed additional allocation) Newmarket (proposed additional allocation) Broad Cut Farm (proposed additional allocation) Apperley Bridge / Esholt Holme Wood Huddersfield Station to Stadium Enterprise Corridor
Environmental opportunity (SPA)	<ul style="list-style-type: none"> Calder Valley
<p>* Sites fall within the Garden Village Corridor SPA Cluster ~ Sites fall within the North Kirklees Growth Zone SPA Cluster</p>	

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Name: SPAs - West Yorkshire
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| Category | Investment Location | Environmental Opportunity |
| Core City | Investment Location - Point | SPA Cluster |
| Main Urban Centre | Future Growth Location | |



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Report to: Place, Regeneration and Housing Committee

Date: 5 January 2023

Subject: Community Retrofit Hub Scheme

Director: Liz Hunter, Director of Place, Environment & Policing

Author: Ariba Rashid, Project Manager

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

1. Purpose of this Report

- 1.1 The purpose of this report is to provide an update on the Community Renewal Fund Retrofit Hub Pilot, which is one of the projects within our West Yorkshire Better Homes Hub Programme. This update will provide information on the main outcomes and learnings that have arisen from the delivery of the scheme, and the next steps. The Climate and Environment Committee has oversight of retrofit activity however as this project is a place-based pilot targeting a single neighbourhood, seeking views from and sharing learning with the Place Regeneration and Housing Committee is a priority.

2. Introduction

- 2.1 The Mayor of West Yorkshire and West Yorkshire Leaders have declared a climate emergency and set a target for the region to be net zero carbon by 2038, with significant progress by 2030.
- 2.2 Modelling estimates that 680,000 homes will need retrofitting in order to achieve our net zero targets. 11.1 Mt of CO₂ emissions are emitted in West Yorkshire each year (Carbon Emissions Reduction Pathways study, 2021). Of this, domestic buildings are responsible for over 26% (2.9 Mt of CO₂ per year). The majority of these emissions come from burning fossil fuels for heat.

- 2.3 If West Yorkshire, and indeed the country, is to reduce its reliance on fossil fuels and meet climate targets, the installation of thermal efficiency measures coupled with low carbon heating and generation sources will be crucial.

Better Homes Hub Programme

- 2.4 The Better Homes Hub (the Hub) is an umbrella programme which encompasses all our West Yorkshire activity on domestic energy efficiency retrofit. It incorporates our overarching strategy and the projects that will deliver it (both those currently in delivery and those still in programme development phases).
- 2.5 The projects that are currently in delivery offer an opportunity for learning to be incorporated into the future design of the Hub.
- 2.6 The remainder of the paper provides an update on one of the retrofit programmes currently in delivery and the lessons learnt from this project.

Community Renewal Fund: Retrofit Hub Pilot

- 2.7 The UK Community Renewal Fund (CRF) was launched by the Government to support communities most in need across the UK, to pilot programmes and test new approaches towards increasing local economic growth.
- 2.8 In November 2021, the Combined Authority was successful in securing funding for the Retrofit Hub scheme, the objectives of the scheme were to:
- Test a neighbourhood approach to address the social and technical challenges facing communities in Bradford retrofitting 'hard to treat' pre-1919 stone built terraced houses using PAS 2035 quality standards.
 - Provide adults skills with the skills, technical knowledge and experience needed to work in the growing green sector.
- 2.9 Project delivery commenced in January 2022 and completed in November 2022.
- 2.10 The key output of the Retrofit Hub scheme is to deliver at least 100 whole house retrofit assessments to householders living in hard to treat, pre-1919s stone built terraced properties in the Manningham and Toller Ward areas in Bradford.
- 2.11 The majority of households in these wards are of low income, and in receipt of benefits, and most likely to be in fuel poverty. Householders were also provided with energy efficiency advice on what changes could be made to properties to improve the thermal performance of their homes. 150 whole house surveys were completed within the timeframe.
- 2.12 The project also delivered adult skills training, together with additional information, advice and guidance (IAG) and a clear line of sight to further progression and potential employment in the green economy and online

resources to encourage West Yorkshire residents to upskill, reskill or prepare for a future career in the green economy.

- 2.13 A summary of the key successes and challenges of the pilot can be found in **Appendix 1**. Learnings from the CRF Retrofit Hub scheme will increase the Authority's understanding of the barriers and challenges present in low-income communities such as Bradford and what support and intervention would be needed to help homes built using traditional construction methods to become more energy efficient.

Delivery Partners

- 2.14 The Retrofit Hub scheme was delivered in partnership with Manningham Housing Association (MHA) - a social housing association - who were responsible for delivering community engagement and generating resident referrals. EEC Ltd (Energy Efficiency Consultants), the Technical Suppliers, delivered whole house surveys and plans to resident homes identified by MHA as well as developing an architectural toolkit of retrofit design, architectural plans and designs to demonstrate the internal and external modifications that can be made to homes.
- 2.15 West Yorkshire Consortium of Colleges (WYCC) were contracted to develop an introductory Retrofit Module to adult learners with the skills, technical knowledge and experience needed to work in the growing green sector, and work with training providers to deliver the course content.
- 2.16 Engaging Education were contracted to develop online resources to encourage young learners to consider a career in the Green Economy, highlight the importance of the climate emergency declaration and showcasing potential careers in the Green Economy.

3 Tackling the Climate Emergency Implications

- 3.1 The projects and programmes within the Better Homes Hub respond to the Combined Authority's ambition for West Yorkshire to be a net-zero region by 2038. The scheme fits with the Strategic Economic Framework Priority 3: Tackling the climate emergency: Growing our economy while cutting emissions and caring for our environment and, Mayoral Pledge: to tackle the climate emergency and protect our environment.

4 Inclusive Growth Implications

- 1.1 The findings of 150 whole house survey plans, and the provision of energy efficiency advice, has enabled householders in a deprived ward, to have the information needed to improve the thermal performance of their properties, understand the benefits arising from the installation of energy efficiency measures and provide residents with advice on what improvements they can undertake to improve the thermal performances of their homes.

5. Equality and Diversity Implications

- 1.2 The project beneficiaries of this scheme are most likely to be on low income and be from a black and minority ethnic background (BAME), specifically from a strong and demographically young community of residents with families originating from South Asian sub-continent, who have been disproportionately impacted by the pandemic.
- 1.3 Manningham Housing Association (MHA) provided translation services through the use of trained bi-lingual volunteers when promoting the scheme to residents and to the supplier when they were undertaking whole house surveys.

6. Financial Implications

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

7. Legal Implications

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

8. Staffing Implications

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

9. External Consultees

- 9.1 No external consultations have been undertaken.

10. Recommendations

- 10.1 That the Committee notes the contents of the report and the completion of the Retrofit Hub pilot scheme and provides any comments.

11. Background Documents

- 11.1 There are no background documents referenced in this report.

12. Appendices

- 12.1 Appendix 1 – Retrofit Hub Key Learnings

Appendix 1 – Retrofit Hub Key Learnings

Successes

Project delivery commenced in January 2022 and was scheduled to deliver all outputs and spend by 30 June 2022. The project end date was extended to November 2022, to deliver further technical outputs.

The key successes seen from the delivery of the scheme are summarised below:

Description	Success
Whole house surveys delivered	150 whole house plans delivered
Number of residents engaged	MHA engaged with 1429 households.
Carbon savings potentially identified	The estimated cost of measures (in current prices) to retrofit all 150 homes is £4,758,800, whilst the estimated value of fuel bills savings that arise is £2,874,675 over a 30 year period. This is estimated to yield an annual carbon savings of 16,650 tonnes over 30 years (555 tonnes/yr).
Strong partnership working	With MHA and all delivery partners.
Architectural Toolkit of designs, drawings, and plans	9 properties included in the architectural toolkit. Some of these buildings have very technical junctions, with conservation, heritage features in addition to having a unique design
Technical Workshop delivered with Historic England, and Bradford Council Planning and Conservation Team	Highlighted the need for greater coordination of work between Planners and Policy to better understand conditions of properties that could benefit from retrofitting and the identification of properties that would benefit from installation of retrofit measures.
Adult Learners supported	5 adult learners completed an introductory Retrofit module with additional information, advice and guidance (IAG) support, providing learners with employment-ready skills

Number of volunteers engaged	8 local volunteers were engaged, who were provided with training and skills needed to deliver knock-door engagement with residents across the two target areas. 2 volunteers were subsequently hired as sessional workers on the scheme.
Engagement of FutureGoals online assets	Since the launch of the interactive, online resources on the FutureGoals webpage, the webpage has logged 4284 page views
Stakeholder Engagement	With colleagues from Historic England and Bradford Council Conservation and Planning Teams

Project Challenges

A summary of the challenges encountered during delivery are summarised in the table below:

Description	Challenges
Procurement of Technical Supplier	Limited pool of suppliers available to deliver retrofit plans
Short Delivery Timescales	6 months to deliver the scheme which included mobilisation and evaluation of project.
Delayed Government Announcement	Delivery timescales shifted into Ramadhan, and period of local elections which impacted resident engagement
Resident Engagement	Only 9 residents engaged with follow-on calls with the Technical Supplier following the receipt of their whole house plans.
Recruitment of adult learners	Expressions of interests were received on the course, but these did not convert into registration.
Marketing and Comms	Local elections purdah period in May 2022, and national mourning period in September 2022 impacted the ability to advertise the availability of free training to residents across West Yorkshire.

Barriers in planning constraints	Reduces the measures that can be installed onto properties in Conservation areas, limiting the impact of retrofit and reducing residents fuel bills.
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Key CRF Learnings

Retrofit Hub

- The importance of early resident engagement and the need to maintain engagement throughout the delivery of the scheme and to carefully manage expectations.
- Resident engagement must include tools to increase awareness of the climate emergency and to help empower householders to improving the conditions of their properties.
- Traditionally stone built properties are difficult to retrofit due to their construction requiring internal or external insulation which impacts space or volume.
- Greater consideration is needed when balancing the costs of measures against their lifecycle (Insulation measures have the longest lifecycle and easy to retrofit e.g., Loft & Cavity Wall Insulation) against balancing current efficient gas boilers and the cost of investing in other more carbon efficient heating systems.
- The impact these investment costs have on low-income residents, as well as private landlords who are less likely to invest into these measures, when they do not directly benefit from works is another factor.
- There is potential for the learnings of this scheme to start influencing Local Authorities to consider the impact retrofit installations can have in their region, and what options are available to help balance the need for sustainable measures and maintaining heritage features whilst having a building stock that is liveable, and healthy for its residents.
- Greater coordination is needed between Planners and Policy to understand conditions of properties that could benefit from retrofitting and the better identification of properties that would benefit from installation of retrofit measures.
- Retrofitting properties within a Conservation Area has highlighted the challenge of the benefits of sustainability against the preservation of heritage features whilst having a housing stock that is fit for purpose (liveable).
- Allow engagement with Historic England, and Planning and Conservation Team in Bradford Council

Adult Skills Training

- There was a lack of appetite within the community in taking up the free offer of skills training and a lack of understanding what roles/positions are available in the Green economy.
- Retrofit is a term not widely understood outside the construction sector, and further work is needed to sell the benefits of training to SMEs, and what potential roles exist in the Retrofit/Green economy to encourage potential learners to invest their skills into this emerging field.
- Steering groups to engage with of extended partners (such as Historic England and Bradford Council) are needed to encourage input into the delivery of the programme, and regular sharing of lessons and learnings.

Next Steps

- Consider creative ways to engage with communities, that utilises translation services, community champions, social media and interactive software that demonstrates to communities what impact they can help make towards reducing their carbon footprint and their energy consumption and bills.
- Consistency of retrofit work is needed across West Yorkshire so that all residents can benefit from installation works, as well as maintaining heritage features. There is a need to bring together Planning Authorities to agree a Retrofit Approach and design a Retrofit Design Guide for West Yorkshire to explain what permissions will or will not be needed when homeowners look to retrofit properties, outlining the benefits of retrofit to communities and dealing with traditional stone-built properties.
- There is a need for a national skills campaign to promote an understanding of retrofit and to sell the benefits of training to SMEs with a robust business case for employers to upskill their workforce.
- The findings and learnings that have arisen from the Retrofit Hub will be used to help inform future retrofit schemes such as the Better Homes Hub programme, to inform the scope and activities arising from the emerging new programmes.



Report to: Place, Regeneration and Housing Committee

Date: 5 January 2023

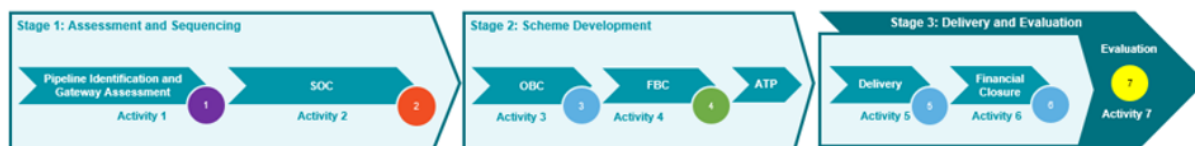
Subject: Project Approvals

Director: Melanie Corcoran, Chief Operating Officer

Author: Craig Taylor, Head of Portfolio Management and Appraisal

1 Purpose of this report

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



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

2 Report

- 2.1 This report presents proposals for the progression of schemes through the Combined Authority’s assurance process in line with the Combined Authority’s Assurance Framework. Further details on the schemes summarised below can be found as part of this report.
- 2.2 For more detail on the Combined Authority’s Assurance Framework through which each of the schemes outlined in this report are being approved is provided in **Appendix 1**.

Additional approval

Brownfield Housing Programme delegation for pipeline of schemes

- 2.3 Due to the Combined Authority's organisational re-structure the existing delegation approved by the Combined Authority in July 2021 for the Brownfield Housing Fund to the then Director of Delivery to make changes to the pipeline of schemes in the programme, in consultation with the Portfolio Holder for Place, Regeneration and Housing, needs to transfer to the Director of Policing, Environment and Place.
- 2.4 The Place, Regeneration and Housing Committee approves that:
- (i) The existing delegation, as approved by the Combined Authority in July 2021, to the then Director of Delivery to make changes to the pipeline of schemes in the Brownfield Housing Programme, transfers to the Director of Policing, Environment and Place.

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

- 3.1 The West Yorkshire Investment Strategy (WYIS) sets out the Investment Priorities for the period 1 April 2021 to 31 March 2024 across six areas. In each, a number of priority project / programme areas have been identified that are the focus for intervention.
- 3.2 Investment Priority 3 will focus on place-making, housing, regeneration, flood risk and digital infrastructure, by delivering programmes and schemes which will:
- Accelerate the transformation of towns and cities into successful, resilient, sustainable places.
 - Increase flood resilience and enhance property level flood resilience for businesses
 - Create healthier, positive and greener places.
 - Strengthen existing places
 - Create new, future-proofed, well-designed developments.
 - Increase access to gigabit-capable broadband in hard to reach and/or rural areas.
 - Reduce fuel poverty.

IP3 has an indicative allocation of £12,000,000 of gainshare funding for the current investment period but there also other funding streams that contribute to IP3, for example Brownfield Housing Fund (£89,000,000) and the Housing Revenue Fund (£3,200,000).

Scheme summaries

<p>BHF Armley Tower Works Leeds</p>	<p>Scheme description</p> <p>This scheme will develop 50 affordable homes in Armley, Leeds comprised of 27 houses and 23 apartments.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p>Impact</p> <p>The scheme is within a sustainable urban location, close to jobs and a good transport network. The scheme will deliver new homes close to employment opportunities and also near some of the city's most deprived neighbourhoods which will help reduce deprivation and inequality and promote access to employment and skills</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.4:1. This is categorised as acceptable value for money.</p> <p>Decision sought</p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total estimated value of the scheme - £9,909,032</p> <p>Total value of Combined Authority funding - £932,775</p> <p>Funding recommendation sought - £932,775</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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<p>Galem House Bradford</p>	<p>Scheme description</p> <p>This scheme will develop 77 new apartments in Bradford City Centre.</p> <p>The scheme will restore a priority heritage building comprising of 0.13 Acres or 0.053 Hectares back into productive use, providing 77 new homes (apartments) in a key city centre location.</p> <p>The scheme is to be delivered through the Brownfield Housing fund.</p> <p>Impact</p> <p>The scheme provides access to jobs and education opportunities. The scheme will deliver new homes close to employment opportunities and near some of the city's most deprived neighbourhoods which will help reduce deprivation and inequality and promote access to employment and skills.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1:1 This is categorised as acceptable value for money.</p> <p>Decision sought</p> <p>Approval to proceed through decision point 4 (full business case) and work commences on activity 5 (delivery).</p> <p>Total estimated value of the scheme - £9,752,717</p> <p>Total value of Combined Authority funding - £1,200,000</p> <p>Funding recommendation sought - £1,200,000</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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Decisions relevant to this Thematic Committee made through other delegations

- 3.3 Since the Place, Regeneration and Housing Committee's meeting on 03 November 2022 the following decision points and change requests have been assessed in line with the Combined Authority's assurance process and approved through the agreed delegations following a recommendation from the Combined Authority Programme Appraisal Team (PAT).
- 3.4 The following schemes have recently been assessed in line with the Combined Authority's assurance process and approved through the agreed delegation to the Combined Authority's Director of Delivery.

<p>Halifax Living (Growth Deal)</p>	<p>Approval to the financial closure report for the Halifax Living project and for the scheme to proceed through decision point 6 (financial closure), and for the indicative funding approval to be reduced to £0 because the scheme was unable to proceed within the timescales required for the Growth Deal (Local Growth Fund) programme.</p> <p>Total value of the scheme: £ N/A</p>
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	Total value of Combined Authority funding: £0
Bradford One City Park (Growth Deal)	<p>Approval to the project closure report for the Bradford One City Park (Growth Deal) project and for the scheme to proceed through decision point 6 (financial closure) and for work to continue on Benefits Realisation.</p> <p>Total value of the scheme: £22,230,130 (at full approval to the Growth Deal scheme)</p> <p>Total value of Combined Authority funding: £400,000 (Growth Deal loan)</p>
Dewsbury Arcade	<p>Approval to the project closure report for the Dewsbury Arcade project, and for the scheme to proceed through decision point 5 (delivery closure) and decision point 6 (financial closure) and for work to continue on Benefits Realisation.</p> <p>Total value of the scheme: £7,743,000</p> <p>Total value of Combined Authority funding: £600,000</p>

4 Information

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

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

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

Projects in Stage 1: Assessment and Sequencing

4.3 There are no schemes to review at this stage.

Projects in Stage 2: Scheme development

Project Title	BHF Armley Tower Works
Stage	2 (scheme development)
Decision Point	2,3 and 4 (business justification)

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

Background

- 4.4 This scheme will be funded from the Brownfield Housing Fund. This is a £89 million fund covering West Yorkshire. The BHF programme will support the development of new homes on brownfield sites in the region to be started on site by March 2025. The aim of the BHF programme is to create more homes by bringing forward more brownfield land into development. The fund will target investment to help ease the viability issues that brownfield projects face e.g., making former industrial land safe.
- 4.5 One of the high-level objectives of the Brownfield Housing Fund as set by the Government is that all projects must represent good value for money and be Green Book compliant with a benefit cost ratio of at least 1. Schemes also need to demonstrate market failure (i.e., that without public sector funding the scheme could not progress) and the construction of homes to have started on site by 31 March 2025 when the funding stream will come to an end. Viability gaps, security and overage relating to each scheme are being developed as part of the potential agreements with private sector developers delivering the schemes. Due diligence is also being carried out on each potential recipient of Combined Authority funding, as well as establishing the schemes' sustainable, inclusive and/or affordable housing credentials.
- 4.6 This scheme aims to redevelop a 2.27 acre site in Leeds that has been vacant for a number of years. The site for development is listed in the Council's brownfield land register and is allocated for housing within the Council's adopted Site Allocation Plan.
- 4.7 Yorkshire Housing propose to bring forward a new development of 50 dwellings at the site, comprising 27 houses and 23 apartments, the latter being

in a single 3 storey block. There will be a mix of one and two bedroom apartments and two, three and four bedroom houses proposed. The scheme will be made up of 18 social rented and 32 affordable rented homes.

- 4.8 Yorkshire Housing is a charitable housing association, regulated by the Social Housing Regulator. They own, manage, and build affordable homes across Yorkshire and work to support sustainable communities. They provide a range of enhanced tenancy services, designed to help people live independently, developing their own skills and resilience.
- 4.9 The level of house values in Armley is significantly below the level of values in Leeds as a whole. The 100% affordable housing scheme at Tower Works is consistent with Leeds' inclusive growth ambitions. Affordable housing is a key determinant of health and well-being and therefore additional affordable housing, particularly in more deprived areas of Leeds, such as Armley, are vital in promoting a more inclusive community.
- 4.10 As a result of the low market values, higher build costs associated with developing brownfield sites and general build cost inflation, the appraisal has demonstrated a viability gap of £932,775, which is requested to be funded through the Brownfield Housing Fund.
- 4.11 The scheme contributes to the West Yorkshire Mayor's pledge to 'build 5000 sustainable homes' and 'support local businesses and be a champion for the regional economy'.
- 4.12 A summary of the scheme's business case is included in **Appendix 2**.

Tackling the Climate Emergency Implications

- 4.13 The developer aspires to be a leading edge housing association, at the forefront of reducing greenhouse gas emissions from the properties they own and manage.
- 4.14 A carbon assessment has been undertaken for this scheme. The scheme is anticipated to have an energy saving of 2,455.46 kWh/year and an operational carbon saving in year one of 0.9 tCO₂/yr compared to the current building regulations.

Outputs and Benefits

- 4.15 The scheme outputs and benefits are:
- To deliver 50 new affordable homes by March 2025, comprising of 27 houses and 23 apartments by March 2025.
 - To remediate approximately a 2.27 acre of brownfield land by March 2025.
 - To support 6 new apprenticeships during the construction of the homes by March 2025 via the construction contract.

- 4.16 This scheme has a benefit cost ration (BCR) of 1.4:1 representing acceptable value for money.

Inclusive Growth Implications

- 4.17 The Tower Works scheme is within a sustainable urban location, close to jobs and a good transport network. The scheme will deliver new homes close to employment opportunities and also near some of the city's most deprived neighbourhoods which will help reduce deprivation and inequality and promote access to employment and skills by:
- Creating affordable housing in a location which is close to major employment opportunities, public transport and entertainment.
 - Providing apprenticeship positions in the delivery of the scheme.

Equality and Diversity Implications

- 4.18 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.
- 4.19 The Local Authority will have 100% nomination rights over the first letting ensuring that those in the most need have access to good quality affordable homes.

Risks

- 4.20 The scheme risks include:
- Construction cost inflation makes the scheme unviable. This will be mitigated by reviewing inflation estimates and securing materials as early as possible.
 - Labour/ material shortages increase costs. This will be mitigated by establishing a supply chain management procedure and inclusion of a contingency budget.
 - Planning approval delays. This will be mitigated by continuous engagement with planning officers.
 - Planning feedback could increase costs. This will be mitigated by early engagement with planners and incorporating draft planning conditions where possible, into contractor costs.
 - Retaining wall surveys may cause cost increases. This will be mitigated by including an allowance in the pre-tender estimate and obtaining the survey before the tender period to allow for costs to be included in the contractor costs.

Costs

- 4.21 The estimated total scheme cost is £9,909,032.

4.22 The Combined Authority's contribution is £932,775 from the Brownfield Housing Fund.

4.23 The remaining funding is comprised of:

- £2,481,000 from Homes England
- £6,495,257 of private sector match funding.

Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
2 to 4 (Business Justification)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Place, Regeneration and Housing Committee	05/01/2023
Approval to Proceed	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Chief Operating Officer	31/03/2023
5 (delivery)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Chief Operating Officer	31/03/2025

Other Key Timescales

4.24 The scheme is expected to start on site in March 2023 and be completed by March 2025.

Assurance Tolerances

Assurance tolerances
Combined Authority costs remain within those outlined in this report. Delivery (DP5) timescales remain within 3 months of those outlined in this report. The number of housing units remain within -10% of those outlined in this report.

Appraisal Summary

4.25 This scheme forms part of the BHF Programme which supports development of at least 5400 new homes on brownfield sites in the region, to be started on site by 31 March 2025. This scheme will provide 100% affordable housing in Leeds. The site for development has been vacant for a number of years and the area falls within a low market value area of Leeds where demand for affordable housing is strong. This scheme will develop 50 affordable housing units comprising of 27 houses and 23 apartments.

4.26 There is a clear need to remediate the land and develop affordable housing within the area.

Recommendations

4.27 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Programme Appraisal Team:

- (i) The BHF Armley Tower Works scheme proceeds through decision point 2-4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval to the Combined Authority's contribution of £932,775 is given. The estimated total scheme cost is £9,909,032.
- (iii) The Combined Authority enters into a funding agreement with Yorkshire Housing Ltd for expenditure of up to £932,775.
- (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Project Title	BHF Galem House
Stage	2 (scheme development)
Decision Point	4 (full business case)

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

Background

- 4.28 This scheme will be funded from the Brownfield Housing Fund. This is a £89 million fund covering West Yorkshire. The BHF programme will support the development of new homes on brownfield sites in the region to be started on site by March 2025. The aim of the BHF programme is to create more homes by bringing forward more brownfield land into development. The fund will target investment to help ease the viability issues that brownfield projects face e.g., making former industrial land safe.
- 4.29 One of the high-level objectives of the Brownfield Housing Fund as set by the Government is that all projects must represent good value for money and be Green Book compliant with a benefit cost ratio of at least 1. Schemes also need to demonstrate market failure (i.e., that without public sector funding the scheme could not progress) and the construction of homes to have started on site by 31 March 2025 when the funding stream will come to an end. Viability gaps, security and overage relating to each scheme are being developed as part of the potential agreements with private sector developers delivering the schemes. Due diligence is also being carried out on each potential recipient of Combined Authority funding, as well as establishing the schemes' sustainable, inclusive and/or affordable housing credentials.
- 4.30 Located within Bradford City Centre's Goitside Conservation Area, Galem House is a 19th Century former textile warehouse building that this project proposes to redevelop to provide 77 new apartment homes.
- 4.31 The property has been vacant and has become increasingly derelict since it was closed some 20 years ago and although interest has been shown in redeveloping the property in the past, none of these initiatives have proved to be viable due to the relatively immature and inherently low value property market in the Bradford city centre area.

- 4.32 The scheme will restore, convert, and extend an existing brownfield heritage site in the city centre to develop 77 built-to-rent residential apartments, comprising of 0.13 acres, back into productive use by March 2024.
- 4.33 The scheme contributes to the West Yorkshire Mayor's pledge to 'build 5000 sustainable homes' and 'support local businesses and be a champion for the regional economy' and will be delivered by Trident House Development Ltd.
- 4.34 A summary of the scheme's business case is included in **Appendix 3**.

Tackling the Climate Emergency Implications

- 4.35 The Tackling the Climate Emergency Implications include:
- The scheme will use a fabric first approach which focuses on reducing heat loss to achieve a low carbon, sustainable home.
 - Reduced window G Values (transmission of solar heat through windows).
 - Mechanical ventilation heat recovery systems in each apartment.
 - Use of low energy LED lighting throughout the building.
 - Low flow restrictors on each water outlet including taps and showers.
 - Installation of a Leak Safe Detection System which isolates the water when flow rates are excessive.
 - Installation of 100% efficient certified electrical panel heaters.
 - All communal areas include Heat Recovery Ventilation, will be heated by Air Source Heat Pumps, and will be fitted with Highly Efficient Low Energy LED lighting with occupancy sensors.
- 4.36 A carbon impact assessment has been completed for this scheme which estimates that the total carbon emissions savings between 2022 and 2084 come to a total of 8,635 tonnes CO₂ compared to the current building regulations. This total averages out at 143 tonnes per year over the 60-year period.

Outputs and Benefits

- 4.37 The scheme outputs and benefits include:
- To restore a priority heritage building comprising of 0.13 acres or 0.053 hectares back into productive use.
 - All apartments are wheelchair accessible and 8 are fully DDA (Disability Discrimination Act) compliant.
 - To provide 77 new homes (apartments) in a key priority urban centre.
 - To deliver a building that will be powered by renewable energy.
 - To create nine new building management jobs delivering 13,624 hours of employment per year.

- To deliver 3 apprenticeships in conjunction with Bradford University.
- To deliver 4 apprenticeships in conjunction with Bradford College.
- To deliver 100 hours per year of events to promote local businesses and a sense of community to the building residents.

4.38 The benefit cost ratio (BCR) is 1.01:1 representing acceptable value for money.

Inclusive Growth Implications

4.39 The scheme provides access to jobs and education opportunities. The scheme will deliver new homes close to employment opportunities and near some of the city's most deprived neighbourhoods which will help reduce deprivation and inequality and promote access to employment and skills.

Equality and Diversity Implications

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

Risks

4.41 The scheme risks include:

- Design changes due to unforeseen circumstances and/ or client change. This is mitigated by allowing for contingencies and undertaking site/ ground investigations prior to commencement of major works.
- Potential for risk of contractor producing quotes that exceed budget allocations. This is mitigated by using a traditional procurement route. Engagement has also been undertaken with several local contractors.
- Planning approval may not be granted. This is mitigated by engaging with building control consultants at an early stage to review designs prior to submitting to planning.

Costs

4.42 The estimated total scheme costs are £9,752,717. The Combined Authority's contribution is £1,200,000 from the Brownfield Housing Fund.

4.43 The remaining funding is £8,522,717 from private sector match funding.

Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
4 (full business case)	Recommendation: Combined Authority's Programme Appraisal Team	05/01/2023

	Decision: Place, Regeneration and Housing Committee	
Approval to Proceed	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Chief Operating Officer	31/01/2023
5 (delivery)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Chief Operating Officer	29/03/2024

Other Key Timescales

- 4.44 The scheme will start on site in January 2023. The scheme is estimated to be completed by February 2024.

Assurance Tolerances

Assurance tolerances
Combined Authority costs remain within those outlined in this report
Delivery (DP5) timescales remain within 3 months of those outlined in this report.
The number of houses remain within -10% of those outlined in this report

Appraisal Summary

- 4.45 This project will create 77 new apartments in Bradford City Centre. The site for development is a derelict former textile warehouse that has been vacant for over 20 years. The site has long term neglect leading to structural issues, water damage, asbestos contamination, and non-standard construction meaning the development is reliant on public sector intervention.

Recommendations

- 4.46 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Programme Appraisal Team:
- (i) The BHF Galem House scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery)
 - (ii) Approval to the Combined Authority's contribution of £1,200,000 is given. The total scheme cost is £9,752,717.
 - (iii) The Combined Authority enters into a funding agreement with Trident House Development Limited for expenditure of up to £1,200,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

Projects in Stage 3: Delivery and Evaluation

4.47 There are no schemes to review at this stage.

5 Tackling the Climate Emergency implications

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

6 Inclusive Growth implications

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

7 Equality and Diversity implications

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

8 Financial implications

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

9 Legal implications

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

10 Staffing implications

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

11 External consultees

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

12 Recommendations (Summary)

Additional approval - Brownfield Housing Programme delegation for pipeline of schemes

12.1 The Place, Regeneration and Housing Committee approves that:

- (i) The existing delegation, as approved by the Combined Authority in July 2021, to the then Director of Delivery to make changes to the pipeline of schemes in the Brownfield Housing Programme, transfers to the Director of Policing, Environment and Place.

BHF Armley Tower Works

- 12.2 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Programme Appraisal Team:
- (i) The BHF Armley Tower Works scheme proceeds through decision point 2-4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval to the Combined Authority's contribution of £932,775 is given. The estimated total scheme cost is £9,909,032.
 - (iii) The Combined Authority enters into a funding agreement with Yorkshire Housing Ltd for expenditure of up to £932,775.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

BHF Galem House

- 12.3 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Programme Appraisal Team:
- (i) The BHF Galem House scheme proceeds through decision point 4 (full business case) and work commences on activity 5 (delivery)
 - (ii) Approval to the Combined Authority's contribution of £1,200,000 is given. The total scheme cost is £9,752,717.
 - (iii) The Combined Authority enters into a funding agreement with Trident House Development Limited for expenditure of up to £1,200,000.
 - (iv) Future approvals are made in accordance with the assurance pathway and approval route outlined in this report. This will be subject to the scheme remaining within the tolerances outlined in this report.

13 Background Documents

- 13.1 None as part of this report.

14 Appendices

Appendix 1 - Assurance Framework

Appendix 2 – BHF Armley Tower Works – Business Case Summary

Appendix 3 – BHF Galem House – Business Case Summary



Project Approvals

Appendix 1 - Assurance Framework

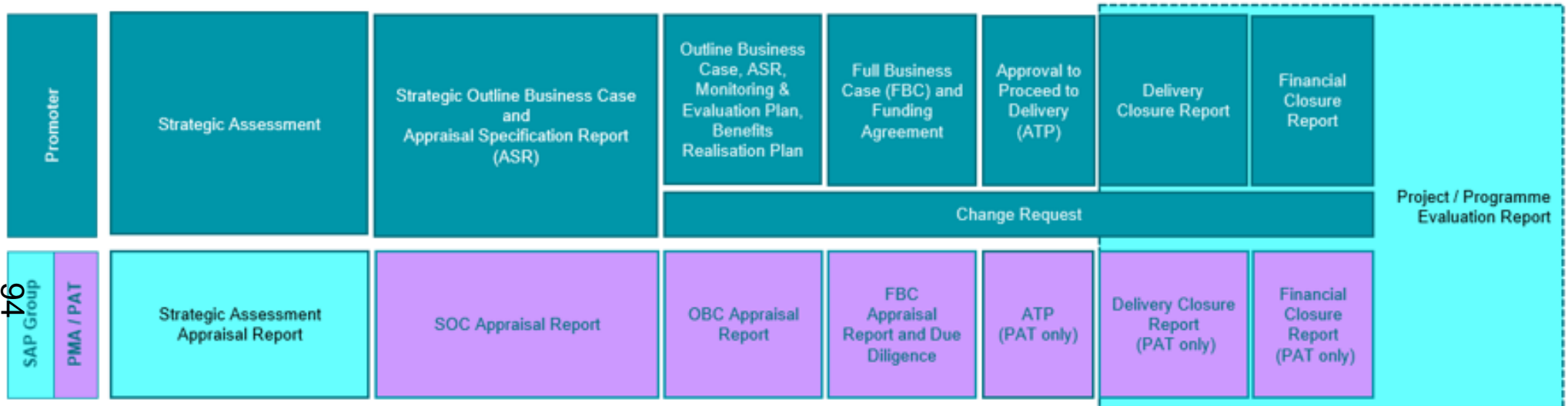
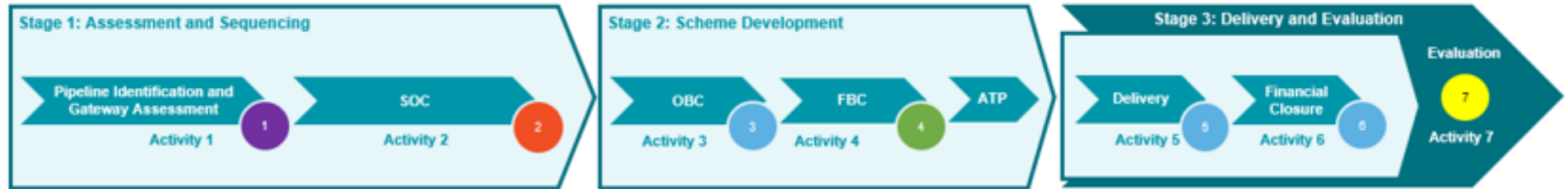
1 Assurance Framework

- 1.1 The Combined Authority's Assurance Framework was developed in 2015 as part of the Growth Deal with Government. Its purpose is to ensure that the necessary systems and processes are in place to manage funding effectively, and to ensure the successful delivery of the Strategic Economic Framework (SEF) ambitions and the West Yorkshire Investment Strategy (WYIS).
- 1.2 The Framework's focus is to ensure that necessary practices and standards are implemented to provide the Government, Combined Authority, the Leeds Enterprise Partnership (LEP) and local partners with assurance that decisions over funding (and the means by which these decisions are implemented) are proper, transparent and deliver value for money. It covers all projects and programmes funded from Government or local sources that flow through the LEP and Combined Authority and must be reviewed annually, as stipulated by Government.

Assurance Process

- 1.3 The process is flexible, in that each project or programme will be set a bespoke approval pathway and approval route to be followed. This may be to delegate decisions to a Committee, Chief Executive (CE) etc. or it may be that certain decision point (activity) approvals are not required, or that bid documents to other government departments can be utilised. Furthermore, development costs can be funded at decision point 1 and beyond.
- 1.4 Approval is required at Combined Authority (CA) for all programmes and projects at least once in their lifetime and this is usually at decision point 2 (Strategic Outline Case). The Assurance Pathway and Approval Route is also set at this point.
- 1.5 At FBC (Decision Point 4), the Programme Appraisal Team (PAT) sets conditions that must be met before full approval of funding is given and the project has Approval to Proceed to Delivery (Activity 5).
- 1.6 In line with the revised Green Book, in assessing value for money, a stronger emphasis can now be placed on the strategic case and how the strategic objectives and priorities of the Combined Authority will be met through the delivery of the project. This might for example include, but not limited to, supporting the climate change and good growth agenda (the Combined Authority aims to achieve net-zero by 2038), supporting an increase in active mode and public transport use and / or supporting / accelerating housing development. The specific approach will be determined on a programme by programme basis as funding and investment streams come forward.
- 1.7 The Assurance Process is set out below:

Assurance Process



KEY: ● Key Decision Point (CA Approval Required) ● Key Decision Point (Committee Approval may be required) ● Decision Point (Committee Approval may be required) ● Decision Point ● Reporting Point

Stage 1: Assessment and Sequencing

- 1.8 Programmes / schemes will start to be developed through an ongoing dialogue with the Region's businesses, third sector and public organisations, in line with the West Yorkshire Investment Strategy (WYIS). Schemes will access funding through either a commissioning process or through open calls. Programmes / schemes will be assessed through a Strategic Assessment (an early-stage gateway check and challenge review) to determine if they are eligible to proceed (Decision Point 1).
- 1.9 If approved the scheme will progress to strategic outline case (SOC), where schemes will be expected to demonstrate a strategic fit in terms of project outcomes and set out their proposed approach to establishing value for money (VfM). At this stage, a long list of options will be considered with a shortlist being presented in the SOC. Consultation at this stage will be limited, but will be a key to the next activity, outline business case (OBC) in Stage 2. At this stage, funding may be sought to enable work to progress on the OBC. Schemes will also be required to submit an Appraisal Specification Report (ASR). It is at the end of this stage where the Combined Authority approve the indicative funding, approval pathway and route and tolerance levels (Decision Point 2).

Stage 2: Scheme Development

- 1.10 If approved the scheme will progress to OBC unless the approval pathway set at decision point 2 does not require this. The OBC should revisit the options identified within the SOC to identify the option which optimises public value, confirm the affordability of the scheme, and put in place the arrangements to ensure successful delivery. The OBC should be prepared in accordance with the Green Book five-case model and should include a draft Monitoring and Evaluation Plan and a Benefit Realisation Plan. The economic case must be developed in consistency with the agreed ASR. Guidance will be provided to scheme promoters around the level of detail to be submitted at this stage with regards to proportionality of the business case. The scheme will be presented for approval by the decision-maker (decision point 3) as set out in the approval pathway and route approved at decision point 2.
- 1.11 If approved the scheme will progress to full business case (FBC) which will confirm the contractual arrangements for the preferred option. Affordability of the scheme is reiterated, and the scheme puts in place the final arrangements for delivery and monitoring and evaluation of the scheme. A Monitoring and Evaluation Plan and a Benefit Realisation Plan are mandatory products at this stage. The FBC should also be prepared in accordance with the five-case model and any conditions set at OBC should be resolved. The economic case must be developed in consistency with the agreed ASR. The scheme will be presented for approval by the decision-maker (decision point 4) as set out in the approval pathway and route approved at decision point 2.
- 1.12 The FBC approval will be granted with a condition that the scheme remains within set conditions. Where this condition has been met Approval to Proceed into Delivery (Activity 5) will be granted by the Chief Executive (or by an officer

under sub-delegated authority from the Chief Executive). If the condition(s) is not met, the project will be required to re-submit the FBC.

- 1.13 A Single Stage Business Case, called Business Justification, has now been introduced for transport and non-transport projects that are either below £2,000,000, low complexity, low risk and / or not novel or contentious. Although this is a single stage approval, replacing decision point 2 (SOC), decision point 3 (OBC) and decision point 4 (FBC), the remainder of the assurance process must still be followed.

Stage 3: Delivery and Evaluation

- 1.14 Once a scheme gains FBC approval and the conditions set have been met, the scheme can progress into Activity 5 (Delivery).
- 1.15 Upon scheme completion, a Delivery Closure Report is required that details how the scheme has performed. This includes whether delivery has remained within the timeframes specified within the business case, has achieved the objectives of the scheme and associated outputs, documents what has been delivered and highlights the overall costs. The Delivery Closure Report will be presented for approval by the decision-maker (decision point 5) as set out in the approval pathway and route approved at decision point 2.
- 1.16 Following completion of Activity 6, the scheme will be required to submit a Financial Closure Report (Activity 6). The Financial Closure Report confirms the final costs for the scheme, ensuring all payments have been completed. The Financial Closure Report will be presented for approval by the decision-maker (decision point 6) as set out in the approval pathway and route approved at decision point 2.
- 1.17 The purpose of the Delivery and Financial Closure Reports is to assess the success of the scheme, identify best practice for future schemes, resolve all open issues and to capture feedback and lessons learnt to inform the development and delivery of future schemes.
- 1.18 Activity 7 (Evaluation) will be managed by the Combined Authority's Research & Intelligence team. This is a reporting point as opposed to the previous decision points in the process and will be undertaken when the scheme is completed for an evaluation of the benefits, outcomes and economic impact compared to the overall objectives set out in the SOC. Insights and learning intelligence from evaluation will also be fed back into policy and strategy in order to inform the design and development of future schemes. Interim evaluations may also be undertaken as required as set out in the Monitoring and Evaluation Plan.

2 Future assurance and approval route

- 2.1 The tables for each scheme in the main report outline the proposed assurance process and corresponding approval route for the scheme. The assurance pathway sets out the decision points which the scheme must progress through and will reflect the scale and complexity of the scheme. The approval route

indicates which committees or officers will make both a recommendation and approval of the scheme at each decision point. A delegated decision can only be made by the Chief Executive if this has received prior approval from the Combined Authority.

3 Tolerances

- 3.1 In order for the scheme to follow the assurance pathway and approval route that is proposed in this report, it should remain within the tolerances outlined for each scheme. If these tolerances are exceeded the scheme needs to return to a Committee and/or the Combined Authority for further consideration.

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Project Overview

Project Title	Armley Tower Works
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£9,909,032
Funding Applied for from the Combined Authority now	£932,775

Scheme Description

This scheme aims to redevelop a 2.27-acre site in Leeds that has been vacant for a number of years. The site for development is listed in the Council's Brownfield land register and is allocated for housing within the Council's adopted Site Allocation Plan.

Yorkshire Housing propose to bring forward a new development of 50 affordable homes at the site, comprising 27 houses and 23 apartments, the latter being in a single three storey block. There will be a mix of one and two bed apartments and two, three and four bed houses proposed. The scheme will be made up of 18 Social Rented and 32 Affordable Rented homes

Business Case Summary

Strategic Case

The 100% affordable housing scheme will regenerate a redundant brownfield site and provide much needed homes.

The scheme will support the sustainable delivery of homes in the right location within close proximity of the city centre with direct access to jobs, leisure, and amenities, and promote walking and cycling (reducing the reliance on both ownership and use of private vehicles). Delivering housing on brownfield sites, close to employment and amenities, reduces the need for development on greenfield sites, and promotes healthy lifestyles including travelling by bike and walking as well as improving air quality.

The scheme contributes towards the following Mayoral pledges:

Build 5000 sustainable homes including council houses and affordable homes – the scheme makes a clear contribution to this priority, providing 50 affordable homes in the relatively deprived area of Armley. The mix of social and affordable rent is welcomed by the local authority which has identified a particularly need for social rented tenure to meet significant needs in the city. The location is very sustainable, being a brownfield site, close to local amenities and highly accessible to the city centre on public transport and by cycling and walking.

- **Tackle the climate emergency and protect our environment** – the scheme maximises the use of a brownfield site in a sustainable location, hence reducing demand on greenfield sites in potentially less sustainable locations.
- **Support local businesses and be a champion for our regional economy** – the scheme will support the regeneration of the Armley area.

Economic Case

The scheme outputs and benefits are:

- To deliver 50 new affordable homes by March 2025, comprising of 27 houses and 23 apartments by March 2025.
- To remediate approximately a 2.27 acre of brownfield land by March 2025.
- To support 6 new apprenticeships during the construction of the homes by March 2025 via the construction contract.

This scheme has a benefit cost ratio of 1.4:1 representing acceptable value for money.

Commercial Case

There are currently around 26,000 applicants on the Leeds Homes Register who are wishing to be considered for social housing. Over recent years the numbers in the highest priority band has increased and around 20% of applicants are now identified as having an urgent housing need. As social housing turnover has also reduced it means that there is an average of over 300 bids for each council home via choice-based lettings and for those in the highest priority group the average re-housing time for social housing is over 2 years. The scheme will provide 50 homes made up of 27 houses and 23 apartments of which 18 Social Rented and 32 Affordable Rented capped at Local Housing Allowance (LHA) homes.

Final appointment of the contractor and start on site is due before the end of March 2023. A JCT Design and Build contract with standard contract amendments will be used.

Financial Case

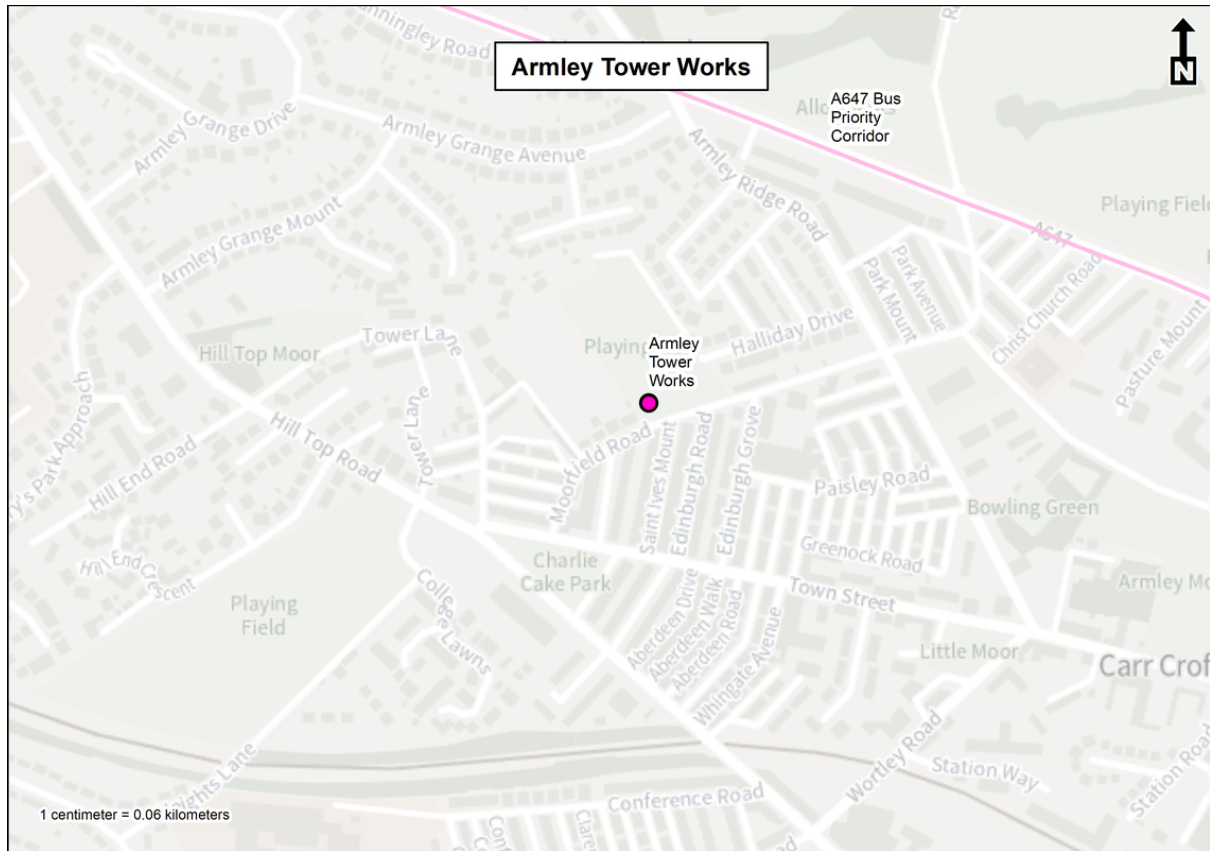
The Combined Authority's contribution is £932,775 from the Brownfield Housing Fund. Remaining funds will be provided from a combination of Homes England and private sector match funding with an estimated total scheme cost of £9,909,032.

Management Case

Construction is due to commence in March 2023 and be completed by March 2025.

Location Map

The following map shows the location of the Armley Tower Works scheme:



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

For further information on Combined Authority schemes across the Leeds City Region, please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-region-infrastructure-map/>

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Project Overview

Project Title	Galem House
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£9,752,717
Funding Applied for from the Combined Authority now	£1,200,000

Scheme Description

Located within Bradford City Centre's Goitside Conservation Area, Galem House is a 19th Century former textile warehouse building that this project proposes to redevelop to provide 77 new apartment homes.

The property has been vacant, unused, and become increasingly derelict since it was closed some 20 years ago. Although interest has been shown in redeveloping the property in the past, none of these initiatives have proved to be viable due to the low value property market in the Bradford city centre area.

Business Case Summary

Strategic Case

The project occupies a strategic position within the Goitside Conservation Area between the Bradford Learning Quarter (that houses the Bradford College and Bradford University campuses) and the Council's primary city centre regeneration area known as 'City Village.' The three strategic priority areas of the City Village, Goitside and Learning Quarter have the capability of providing some 2,700 new homes out of the current adopted City Centre Area Action Plan's target of 3,500 homes, and the successful delivery of the scheme will contribute to Bradford Council's efforts to achieve this strategically crucial target.

The new homes will make a significant contribution to the Council's strategy of creating affordable and sustainable housing in the city centre in accordance with the adopted City Centre Area Action Plan (AAP), that will also help to address the District's shortage of the right type of housing, in the right places to meet Bradford's needs over the next 15-20 years.

The project is intended to deliver a mix of one and two bedroom apartment homes incorporating low-carbon development principles including:

- Using a fabric first approach which focuses on reducing heat loss to achieve a low carbon, sustainable home.
- Mechanical ventilation heat recovery systems in each apartment.
- Installation of 100% efficient certified electrical panel heaters.
- All communal areas include Heat Recovery Ventilation, will be heated by Air Source Heat Pumps, and will be fitted with Highly Efficient Low Energy LED lighting with occupancy sensors

Economic Case

The scheme outputs and benefits include:

- To restore a priority heritage building comprising of 0.13 Acres or 0.053 hectares back into productive use.
- All apartments are wheelchair accessible and 8 are fully DDA (Disability Discrimination Act) compliant.
- To provide 77 new homes (apartments) in a key priority urban centre.
- To deliver a building that will be powered by renewable energy.
- To create nine new building management jobs delivering 13,624 hours of employment per year.
- To deliver 3 apprenticeships in conjunctions with Bradford University.
- To deliver 4 apprenticeships in junction with Bradford College.
- To deliver 100 hours per year of events to promote local businesses and a sense of community to the building residents.

This scheme has a benefit cost ratio of 1.01:1 representing acceptable value for money and meets the criteria for the Brownfield Housing Fund.

Commercial Case

The Bradford district is located in West Yorkshire and has a population of 528,200.

Bradford was ranked the 26th most deprived local authority area out of the 326 English local authorities; and second most deprived out of the 21 authorities in the Yorkshire and Humber region, with these deprivation areas concentrated in inner city areas, such as Manningham and the Canal Road Corridor. Conversely, the most affluent areas of Bradford such as Ilkley and Burley-in-Wharfedale are ranked the least deprived in the country. This gap-level of deprivation will inevitably have an impact on housing and development within the area.

The Bradford District has approximately 210,000 dwellings with a diverse housing stock, ranging from inner city back-to-backs to large, detached properties located in the countryside. A third of Bradford's housing stock is pre-1919. Bradford's level of social housing is well below the regional and national average of 15%, which causes an issue for both the urban and rural areas of the district. There are further problems for affordable housing in that prices in the more affluent areas of Wharfedale are too high and the income levels within the inner-city areas are too low.

There are two options that have been considered for the procurement of the project by the developer. The first option is based on Design and Build procurement. This requires the client to consider employing designers to create a comprehensive employer's requirement document and tender drawings. The second option is based on a traditional approach. This requires the client to employ a design team to conduct the design up to the construction detail stage which then forms part of the tender and contract documents. Out of both options, the most preferred by the developer is traditional procurement approach.

Financial Case

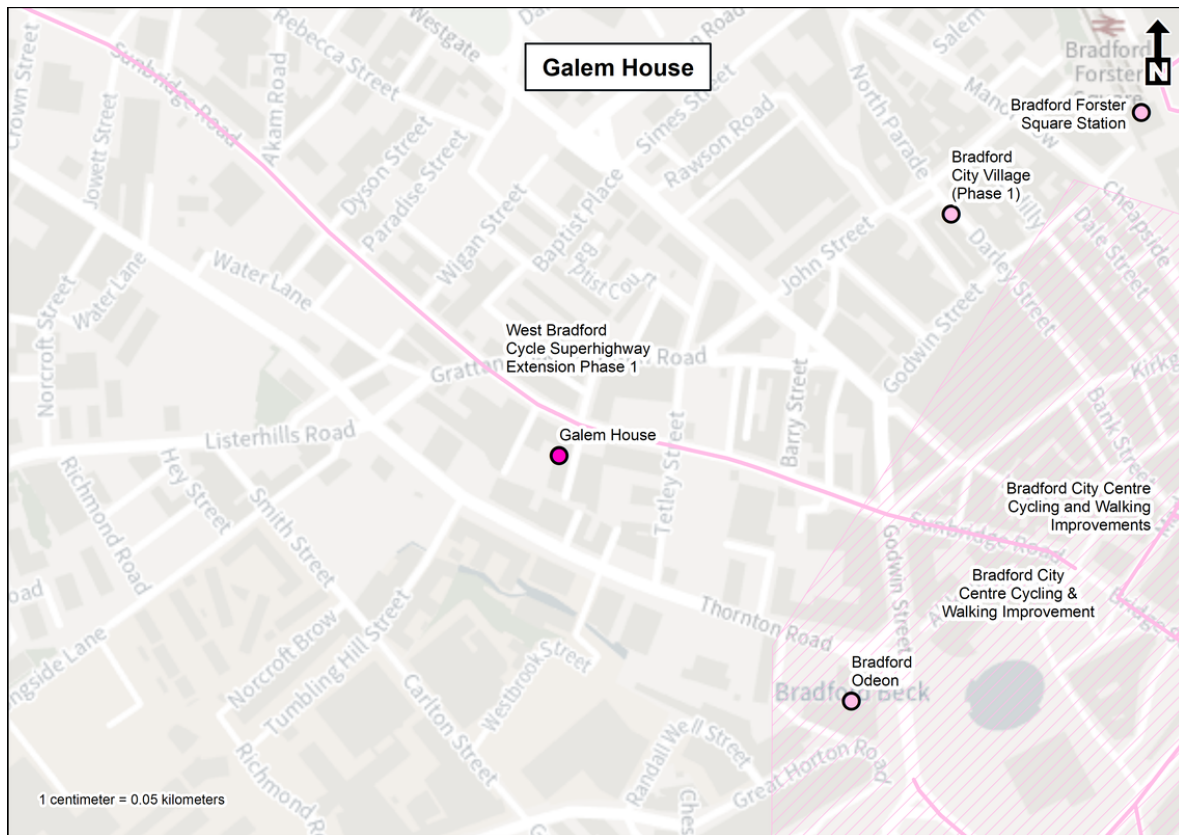
The total scheme cost is £9,752,717. The Combined Authority's contribution is £1,200,000 from the Brownfield Housing Fund. The remaining funding is £8,522,717 from private sector match funding.

Management Case

This scheme will commence enabling works in January 2023, and the homes will be developed from July 2023. The scheme is expected to be completed by February 2024.

Location Map

The following map shows the location of the Galem House scheme:



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

For further information on Combined Authority schemes across the Leeds City Region, please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-region-infrastructure-map/>

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Report to: Place, Regeneration and Housing Committee

Date: 5 January 2023

Subject: **Safer Parks Update**

Director: Liz Hunter, Interim Director of Policy and Development

Author: Helen Forman, Urban Design Manager

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

1. Purpose of this Report

- 1.1 Following the briefing provided to the Place Regeneration and Housing Committee in July 2022 this report updates the Committee on the findings of the Safer Parks research and the next steps.

2. Information

- 2.1 In October 2021, the West Yorkshire Combined Authority won £383,000 of Home Office ‘Safer Streets’ funding to support the safety of women and girls in parks, contributing to the work of the CA on the Mayor’s pledge to keep women and girls safe.
- 2.2 The bid was a collaboration between the West Yorkshire Combined Authority policy team and the policing and crime team and included research with the University of Leeds on women and girls’ perception of safety in parks. This research was carried out in early 2022 and the [final report](#) was published in December 2022.

Research Aims

- 2.3 This research aimed to better understand what women and girls perceive makes parks feel safe and unsafe, and why. It sought professionals’ views too, providing a comparison. The research was conducted across West Yorkshire, in 2022, with 67 women aged 19-84 years, 50 girls and young women aged

13-18 years and 27 professionals from parks and urban design services in local government and police.

2.4 Methodology

Participants rated their agreement or disagreement with 49 statements relating to feelings of safety in parks. Afterwards, participants reflected on reasons for their views in interviews and focus groups, adding a rich qualitative understanding. The plural viewpoints, outlined below, capture the dominant perspectives that exist in relation to how women, girls and professionals perceive safety in parks, alongside areas of consensus in views.

2.5 Findings

2.6 **Women** - There were 3 predominant viewpoints found for women, with eight areas of consensus across the three viewpoints. Women agree:

- Busier parks feel safer because of increased passive surveillance and opportunities to seek help. Facilities, activities, mixed uses and staffing throughout the day support busyness.
- The presence of other women in parks is reassuring and signals a safer place, but women-only areas are not the solution.
- Organised group activities support women to feel safer and extend their use of parks, though choice and timing of activities should be expanded.
- Fences or walls around the edges of parks limit escape and visibility, whilst openness feels safer by helping women to spot dangers and take action.
- It is safer to ignore than challenge unwanted comments and attention in parks, so as to avoid escalation and unsafe situations. Yet, leaving male harassment unchallenged perpetuates injustice.
- Seeing other users of a similar identity in parks feels reassuring, though a diversity of users suggests parks are inclusive.
- Women cannot rely on other park users to intervene in harassment, but busier parks increase the probability for bystander intervention.
- Mobile phone apps where women can allow trusted contacts to track their journeys may be useful in parks but trade freedom for safety.

In addition, there was general agreement among women that parks feel unsafe after dark, but women differ as to whether they think something can be done to parks to make them feel safe enough to use at these times, with diverse views on lighting.

2.7 **Girls** - There were 3 predominant viewpoints found for girls, with five areas of consensus across the three viewpoints. Girls agree:

- Help points in parks would be reassuring if they provided access to assistance quickly.
- Being near the edges of parks feels safer because it is easier to escape and you can be seen by people in surrounding streets and buildings.

- Like other public spaces, parks do not feel safe after dark. But fears are heightened by a lack of lighting and limited sightlines in parks as well as secluded areas or dense vegetation.
- Secluded or hidden areas of parks feel unsafe because they can conceal threatening people, provide places to be trapped and impede being seen or seeing others.
- Parks feel safer during daylight hours, but not always due to unsafe situations and knowledge of attacks or harassment in certain parks.

A photo elicitation activity of play spaces revealed:

- Girls prefer open play spaces with good outlook in contrast to enclosed spaces, typified by fenced courts/Multi Use Games Areas (MUGAs), where they could be 'trapped'.
- Girls generally perceived MUGAs and skate parks as male-dominated and exclusionary.
- Girls liked 'sociable' and active play equipment such as swings and hammocks, which allow them to hang out with their friends.
- Girls liked park designs perceived as 'mixed' and 'equitable' with space 'for everyone'. Parks and play space designs that were age- and gender-sensitive were preferred, underscoring the need for co-design with teenage girls.

2.8 **Professionals** - Professionals have similar views on how to support women and girls to feel safe in parks, and what makes parks feel unsafe. Recognising the importance of feelings of safety as well as crime reduction, they feel that:

- Changes can be made to make parks both safer and feel safer.
- Violence and harassment are issues in all types of public and private spaces, and this needs to change for women and girls to feel safer.
- Signs of disorder, people behaving inappropriately or unpredictably and using drink or drugs make women and girls feel unsafe in parks.
- Busier parks are safer and feel safer because there is more passive surveillance.
- Parks should be designed with facilities and amenities that appeal to women, girls and families, thereby signalling parks as safe places.
- Visible staffing helps by providing opportunities for support, reporting and reassurance.
- Physical interventions, such as lighting and CCTV, can be pursued where there is budget and opportunity. Security should be well-designed and subtle to fit the purpose and atmosphere of parks and minimise fear.
- Visibility and openness can be maximised in certain areas of parks, including cutting down overgrown vegetation to reduce hidden areas, raising canopies and lowering shrubs. This can be accommodated alongside natural or wooded areas that provide diversity of experiences and are important for biodiversity.

2.9 Summary

When women and girls feel unsafe, they are less likely to use, enjoy and benefit from parks, particularly when alone and after dark. Parks and play spaces should be better designed and managed to be busier, sociable places that offer activities and facilities that are welcoming to women and girls and provide opportunities to seek help. Changes should support women and girls to feel safe throughout the day and all-year round. Changes to parks must be part of a holistic, multi-agency approach that challenges the harmful norms, attitudes and behaviours that sustain male harassment and violence against women and girls in parks and wider society, to address root causes of women and girls' unsafety.

2.10 Recommendations

In summary, parks and play spaces should be better designed and managed to be busier, sociable places that offer activities and facilities that are welcoming to women and girls and provide opportunities to seek help. Changes should support women and girls to feel safe throughout the day and all-year round.

Detailed recommendations were made in the report around funding, enabling busier parks, inclusive play spaces, the presence of park staff and wider authority figures, design for openness, visibility and escape, perceptions of safety after dark and addressing fear of/incidents of sexual harassment and violence in parks.

2.11 Next steps

A successful bid was made by the University of Leeds in May 2022 (supported by the West Yorkshire Combined Authority and West Yorkshire Police) to the Economic and Social Research Council (ESRC), for £40k to progress the partnership, learn from the research findings, and plan new research in this field. This includes a two-day international symposium in May 2023, bringing together academic and non-academic stakeholders working on the prevention and reduction of violence against women and girls in public spaces.

The Safer Streets bid included a commitment and £19k of funding to write guidance on the design and management of parks. The successful ESRC bid has brought other partners on board meaning that we can now extend this guidance to a national audience. A steering group, made up of the University of Leeds, the West Yorkshire Combined Authority, Make Space for Girls and Keep Britain Tidy (who administer the Green Flag award scheme for well-managed parks and green spaces) has been set up and has begun to develop principles for this guidance, and will draft a brief for an external consultant/s to write the document and publish in 2023. The guidance will include a set of principles, case studies and ideas of simple, low-cost changes that can make a difference, to reflect the current challenges around funding for park maintenance and management.

Following the publication of the guidance, it is hoped that the Combined Authority can work in partnership with other organisations across sectors to develop proposals and attract funding for physical installations and other changes to parks and park management that follow the guidance principles. These changes could be the subject of further academic research – at present, there is very little useful data on what has been successful.

3. Tackling the Climate Emergency Implications

- 3.1 The desired outcome of the programme is parks and green spaces that attract more women and girls because they feel safe. Although this does not have a direct impact on the climate emergency, it increases the popularity of parks, improving their financial viability. Physical activity in parks and green spaces is an alternative to other, higher carbon recreational activities. Interventions in parks to improve safety and encourage use by women and girls will need to be balanced against impacts on biodiversity and carbon, for instance where installing lighting or cutting back vegetation.

4. Inclusive Growth Implications

- 4.1 Improving access to and use of green space can be part of the solution to addressing serious health inequalities.

5. Equality and Diversity Implications

- 5.1 As well as benefitting women and girls, parks that feel safer help others who have a heightened fear and risk of crime, such as those with other protected characteristics.

6. Financial Implications

- 6.1 Costs have already been met for the work to date and the guidance document.

7. Legal Implications

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

8. Staffing Implications

- 8.1 There are no staffing implications.

9. External Consultees

- 9.1 No external consultations have been undertaken.

10. Recommendations

- 10.1 That the Committee note the content of the report and provide any feedback.

11. Background Documents

The research report can be accessed at
<https://futureofparks.leeds.ac.uk/safer-parks/>

12. Appendices

None