

PLACE, REGENERATION AND HOUSING COMMITTEE

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

A G E N D A

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- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS**
- 3. EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC**
- 4. MINUTES OF THE MEETING HELD ON 3 NOVEMBER 2022**
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- 5. CHAIR'S UPDATE**
- 6. MONITORING INDICATORS**
Director: Alan Reiss, Author: Thomas Newton
(Pages 7 - 24)
- 7. STRATEGIC PLACE PARTNERSHIP**
Director: Liz Hunter, Author: Rebecca Greenwood
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Director: Liz Hunter, Author: Justin Wilson
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9. DEMENTIA TASKFORCE UPDATE

Director: Liz Hunter, Author: Helen Forman
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10. WEST YORKSHIRE DIGITAL BLUEPRINT & LOCAL DIGITAL PARTNERSHIP

Director: Phil Witcherley, Author: Mitchell McCombe
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11. PROJECT APPROVALS

Director: Melanie Corcoran, Author: Craig Taylor
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Signed:

A handwritten signature in black ink, appearing to be 'BGM', with a long horizontal line extending from the bottom of the letters.

**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 Board
Councillor Alex Ross-Shaw	Bradford Council
Councillor Jane Scullion	Calderdale Council
Councillor Helen Hayden	Leeds City Council
Ben Aspinall	Private Sector Representative
Lisa Littlefair	Private Sector Representative
Stephen Moore	Private Sector Representative
Helen Lennon	Advisory Representative (LCR Housing Partnership)

In attendance:

Daniel Klemm	Guest/Observer
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 for absence were received from Cllr Denise Jeffrey (Chair), Cllr Darren Byford (Wakefield Council), Cllr Cathy Scott (Kirklees Council), Cllr Denise Craghill (York Council), Sam Keighley (Private Sector Representative) and Tamsin Hart-Jones (Advisory Representative for Homes England).

In the absence of the Chair, the meeting was chaired by the Deputy Chair, Amir Hussain.

18. Declarations of Disclosable Pecuniary Interests

A Declaration of Pecuniary Disclosable Interest was declared by Amir Hussain. He explained that his company was 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

It was noted that comments members had raised at the September meeting querying the level of information taken into consideration when submitting projects for approval, had not been minuted. The following process had been outlined to members, which officers explained was recognised prior to bringing projects forward for consideration.

1. Who are the Parties (which was 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

Resolved: That, subject to the above amendment, the minutes of meeting of the Place, Regeneration and Housing Committee held on 1 September 2022 be approved.

21. Economic Update

The Committee considered an update report and received a presentation on relevant economic indicators, which supported the work of the Place, Regeneration and Housing Committee. The report included and outlined the following information.

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

Members, at the previous meeting held on 1 September 2022, had expressed their concerns regarding the cost-of living crisis. Members had requested that their comments be brought to the attention of the following Combined Authority meeting, which scheduled to take place on 21 October 2022.

The Director of Delivery updated members with the outcomes obtained from the Combined Authority meeting held in October.

It was noted that the Combined Authority had approved the Mayor's Cost of Living Emergency Fund and, with the funding allocated, would be working with West Yorkshire local authorities and voluntary and community networks to focus on supporting unemployed/low-income households.

The Committee was advised that schemes would focus on fuel poverty, food insecurity, retrofit and social housing decarbonisation and would include immediate support in terms of retrofits working with registered providers. Members also noted the approval of the Business Voucher Scheme Fund to help address energy and fuel costs.

It was acknowledged that members had made valuable contribution to discussions on this issue. However, on the proposals presented to the October Combined Authority, members particularly expressed that the proposed support was a "drop in the ocean" in terms of the intensive levels of intervention needed.

Regarding funding, it was confirmed that £5m had been allocated to the Retrofit boost, £3m to the Emergency Fund and over £1m to the Business Fund. It was agreed that although a significant amount of funding had been secured from the Combined Authority, it was also acknowledged that this level of funding was an interim measure and not sustainable.

The Committee was advised that the Mayor was very keen to see Government response to the cost of living crisis and that she would continue to work with other Combined Authority Mayors to lobby Government to secure further funding.

Resolved:

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

22. Housing Pledge and Policy

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

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

The report provided an update on each of the programmes that the Combined Authority was delivering to support the Mayoral pledge. The programmes included affordable housing delivery, Housing Revenue Fund, Brownfield Housing Fund, Social Housing Decarbonisation Fund, Community Renewal Fund Retrofit Hub, Dementia-Ready Housing Task Force and West Yorkshire Housing Strategy.

Resolved:

- (i) That the report be noted.
- (ii) That feedback from the Committee regarding progress towards pledge delivery be noted.
- (iii) That the West Yorkshire Housing Partnership be thanked for their presentation and the detail outlined 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 had been considered at Stages 1, 2 and 3 of the Combined Authority's assurance process.

It was noted that the Place, Regeneration and Housing Committee had been authorised as a delegated decision-making authority at the Combined Authority meeting held on 24 June 2021.

Resolved: The Place, Regeneration and Housing Committee, subject to the conditions set by the Programme Appraisal Team, approved the following.

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

The Place, Regeneration and Housing Committee approved 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 be made in accordance with the assurance pathway and approval route outlined in the submitted report. This would be subject to the scheme remaining within the tolerances outlined in the report.

24. Strategic Partnership with Homes England

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

As previously advised, Homes England and the Combined Authority had been working closely to establish the strategic priorities of both organisations, which were captured within the Action Plan shared with this committee in April 2022.

Members discussed the proposed strategic objectives outlined in the submitted report and agreed it was a good opportunity to work in partnership, given some of the challenges experienced across the region. Members commented that through the shared endeavour, emphasis could focus on longer term planning in terms of regeneration to align with shared resource and capacity in West Yorkshire. The West Yorkshire Housing Partnership was keen to assist. The aim was to complete the draft SPP in early 2023.

Resolved:

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

25. Investment Zones

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

On Friday 23 September 2022, the Government announced an in-principle policy offer to introduce Investment Zones in England. All Mayoral Combined Authorities (MCA) and Upper Tier Local Authorities (UTLA) were offered the opportunity to work in partnership with their relevant constituent or district councils to introduce Investment zones in their area. West Yorkshire had been named in this announcement.

The Government was proposing to offer a range of time-limited tax incentives over 10 years in Investment Zones. The tax incentives currently under consideration included business rates, Stamp Duty Land Tax (SDLT) and Employee National Insurance Contributions (NICs) relief, as well as enhanced capital allowances and structures and building allowances.

Members thanked officers for completing the expression of interest submission for Investment Zones within the timescale required by Government.

Resolved: That the contents of the report and feedback regarding the Investment Zones be noted.



Report to: Place, Regeneration and Housing Committee

Date: 2 March 2023

Subject: **Monitoring Indicators**

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

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

State of the Region 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 assessed 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 since January are detailed within this report.
- 2.2. Each indicator is updated on their own schedules, meaning that updates will be provided on an ongoing basis throughout the year. The below table provides a schedule for the updates of each relevant indicator for the Committee.

Indicator	Description	Update Frequency	Next Update
Net additional dwellings	Data from the Department for Levelling Up, Housing and Communities on the supply of housing by local authority.	Annually	November 2023
Private sector rents	Data from the Valuation Office Agency and the Office for National Statistics on the median monthly rental price by local authority.	Six-monthly	June 2023
Household energy efficiency	Data from the Department for Levelling Up, Housing and Communities on the Energy Performance Certificate rating of dwellings by local authority	Six-monthly	July 2023
Households in fuel poverty	Projections from the End Fuel Poverty Coalition on the number of households spending >10% of income on household energy costs.	Periodically	TBC
Healthy life expectancy, and life expectancy	Data from the Office for National Statistics on healthy life expectancy and life expectancy by local authority.	Annually	TBC (expected March 2023)
Housing affordability	Data from the Office for National Statistics comparing median incomes with median house prices by local authority	Annually	March 2023
Gigabit capable internet coverage	Real-time data from Thinkbroadband, showing access to gigabit-capable connectivity by local authority	Real time	Real time
Take-up of superfast (or above) broadband services	Evidence from OfCom's Connected Nations report, showing the number of households in each local authority connected to superfast broadband.	Annually	February 2024
Mobile coverage (4G)	Evidence from OfCom's Connected Nations report, showing mobile data coverage by local authority.	Annually	February 2024

- 2.3. Since the Committee last met in January, data on gigabit capable internet coverage, the take-up of superfast broadband services and mobile data coverage have been updated.
- 2.4. On the whole, West Yorkshire remains in a strong position in terms of digital connectivity, providing reliable infrastructure for households and businesses within the region. On gigabit capable internet coverage, all districts except Calderdale (54.3%) are significantly above the UK average of 73.5%. The key factor holding back Calderdale's gigabit capacity is the significant proportion of households in remote areas, with the area classed as Significant Rural by the Department for the Environment, Food and Rural Affairs.
- 2.5. Take-up of superfast broadband or faster (greater than 30 mpbs) at the UK level is 97%. In all but Calderdale (94.7%), take-up in West Yorkshire is above the UK average.
- 2.6. 4G mobile coverage in West Yorkshire is slightly below the national average, with only Leeds (93.4%) above the national level of coverage (92.0%). Coverage is lowest in Wakefield (86.8%). Moving forward, 5G coverage will be monitored, but presently only one in five mobiles in use are 5G capable.
- 2.7. Looking ahead to the next Place, Regeneration and Housing Committee on 1 June, the State of the Region update will focus on healthy life expectancy and housing affordability.

Macroeconomy

- 2.8. Given the current economic landscape, the Economic Analysis team are 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.
- 2.9. CPI inflation rose by 10.5% in the year to December. Whilst this change represents a fall in the rate of inflation compared with the 12 months to December 2022, it is important to note that prices are still increasing, and at historically high rates, but slightly slower than previous months.
- 2.10. In order to bring CPI inflation back to its 2% target, the Bank of England's Monetary Policy Committee (MPC) voted 7-2 in favour of raising the Bank Rate from 3.5% to 4%. The Bank of England's model assumes a peak in the Bank Rate of 4.5% in Summer 2023 before following to 3.25% over the next three years. This move is in line with the Federal Reserve in the USA and the European Central Bank, who have also increased interest rates this week to bring the rate of inflation down to their long-term targets.
- 2.11. It is anticipated that inflation will fall sharply this year, falling to around 5% by the end of 2023, though it should be noted that inflation would naturally be lower this year due to timing effects. For example, the energy price cap had a relatively large increase in 2022, and the increases going forward are expected to be

lower. Even though inflation is looking likely to decline, it does not mean that prices are overall getting cheaper for people, it simply means prices are increasing at a slower rate.

- 2.12. In January 2023, the International Monetary Fund (IMF) announced that its forecasts showed the UK to be the only advanced economy in the world to experience a recession in 2023. The IMF predict that the UK economy will contract by 0.6% during the year, whilst even sanction-hit Russia will see output grow in 2023. Further forecasts are expected in the coming weeks, and there will be particular interest in the Office for Budget Responsibility's economic and fiscal outlook forecast that will accompany the Spring Budget.
- 2.13. The latest ad-hoc economic forecasts for the West Yorkshire economy predicts that output within the region will contract by 1.8% in 2023, wiping over £1 billion from West Yorkshire's GVA figure. This is forecast to scar the economy, with output not recovering to 2022 levels until 2026, by which time the region is expected to be £2.2 billion below the levels forecast in Summer 2022. A similar story is observed in the jobs trend, and the trend in GVA per job, with the short-term effects of the current economic situation compounding over time to create the scarring effect.
- 2.14. Gas futures prices have fallen by 80% from their peak in August 2022, providing a clear route down for energy prices in the coming months, but are still considerably higher than they were for all of 2020 and most of 2021. However, it is likely that these reductions will take time to reach consumers for three main reasons. First, an unseasonably warm January has enabled the country to build up a reserve of energy, reducing demand for – and thus, the price of – wholesale gas. Second, the energy store that has built up was bought at a higher price than the current market rate, meaning that these higher costs must be passed on to consumers in the coming months to work through the stock. Finally, the energy price cap is calculated on a three-month average, which will further delay the reduction reaching consumers.
- 2.15. One positive consequence of the falling gas futures prices, however, is that the falling prices have significantly reduced the cost to the Government of current energy support to both businesses and households, by around 90% across 2023. Whilst this will be partially offset by a reduction in windfall tax receipts, this could save the Treasury between £4 billion and £10 billion nationally, which had already been earmarked for spending on keeping energy bills below market rates.
- 2.16. There have been widespread calls for the Government to use the Spring Budget to maintain the £2,500 Energy Price Guarantee, rather than the previously announced £3,000 cap on average household energy use from 1 April. Whilst this has been supported by 70 charities and the energy industry trade body Energy UK, at the time of writing on 22 February, details on the Spring Budget announcements are yet to be forthcoming.

2.17. The Spring Budget will take place on the 15 March. Detail on the Combined Authority's budget submission can be found in Appendix 1, but an overview of the strategic asks is as follows:

- West Yorkshire being included in the next wave of devolution trailblazer deals to negotiate further devolution of funding and powers, to enable strategic long-term plans to be realised
- Full devolution of all adult employment, skills, and careers funding so people can gain the right skills needed for good quality work
- Certainty, stability, and fairness in Local Government Funding to enable our local authorities to plan and allocate and manage resources efficiently
- Provide assurance of the Government's continued commitment to mass transit in West Yorkshire
- Delivering strategic rail infrastructure to connect West Yorkshire, through delivery of schemes such as Northern Powerhouse Rail including a City Centre through Station in Bradford and full delivery of HS2
- Secure money, powers, and market reform for buses
- Increase commitment to existing mechanisms at regional and national level aligned with the net zero target
- Investing in culture in West Yorkshire
- Revisions to the funding formula for policing to properly reflect the challenges of policing an area with significant urban areas like West Yorkshire
- Increased Innovation, R&D & business support investment for West Yorkshire

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. The difficulty in ensuring rural communities keep pace with their urban counterparts in terms of digital connectivity must be addressed in order to ensure that households and businesses in rural areas are not left behind.

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 latest evidence on the region's performance regarding digital connectivity and the economic context that West Yorkshire is currently operating in, 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 – West Yorkshire Spring Budget 2023



Rt Hon Jeremy Hunt MP
Chancellor of the Exchequer
HM Treasury

31 January 2023

Dear Chancellor,

SPRING BUDGET 2023

I am writing to present West Yorkshire Combined Authority's submission for the upcoming Spring Budget. You asked that our returns provide policy suggestions for the upcoming fiscal event and explain the deliverability of proposals. Our submission shows how West Yorkshire can work with government to deliver.

We have a bold and ambitious plan for West Yorkshire to boost productivity, be a net-zero economy, and ensure everyone can enjoy a good standard of living. We want to build on our already strong partnership with Government to help us realise the scale of the opportunities for our region, and to overcome the challenges we face. We ask therefore that you use the upcoming budget to announce that West Yorkshire will be part of the next wave of trailblazer devolution deals.

As one of the largest Mayoral Combined Authorities in the country, we have a strong track record of partnership working to deliver a shared programme of objectives. Over eight years, we have evolved from a Combined Authority working with the Local Enterprise Partnership (LEP), delivering the largest City Growth Deal in the country, to agreeing a historic devolution deal with a directly elected mayor delivering for the people of West Yorkshire. Our Growth deal is a good practice example of a long-term commitment creating the certainty and confidence needed to develop and deliver a pipeline of transformational schemes.

We have a long track record of delivering in partnership, which shows that a place-based approach to funding can have a real and long-lasting impact on local economic growth. We know that there is more that we can do with long-term commitment on powers and funding for our region. We have some fantastic opportunities, which we can build on, for example supporting 'year of culture' programmes in each of our 5 local authorities, culminating in Bradford UK City of Culture 2025.

We have been clear on the frustrations of competitive bidding which creates unnecessary distraction from the vital work that needs to be done to level up. Restrictive criteria, alongside short timescales stifles innovation and leads to siloed approaches with curtailed ambition. With greater control and powers, we can deliver so much more and meet our ambitious vision for the region.

Rather than coming from individual government departments, we believe that a direct funding allocation from the Treasury to Combined Authorities would be the most

efficient model of allocating funding enabling both national and local outcomes to be met avoiding unnecessary thematic and departmental silos.

We have the knowledge, the expertise, and the will to build on these achievements. Our commitment to evidence-based policy development means that we have in place the right strategies for the future.

To enable West Yorkshire to successfully level-up, our strategic asks for this budget, are:

- West Yorkshire to be included in the next wave of devolution trailblazer deals to negotiate further **devolution** of funding and powers, to include:
 - Flexibility and **long-term certainty** of funding allocations to enable strategic long-term plans to be realised.
 - **Full devolution of all adult employment, skills and careers funding** so people can gain the right skills needed for good quality work.
- Certainty, stability and **fairness in Local Government Funding** to enable our local authorities to plan, allocate and manage resources effectively.
- Provide assurance of the Government's continued commitment to **mass transit in West Yorkshire**.
- **Delivering strategic rail infrastructure** to connect West Yorkshire, through delivery of schemes such as Northern Powerhouse Rail including a City Centre through Station in Bradford and full delivery of HS2.
- Secure money, powers, and market **reform for buses**.
- Increase commitment to existing mechanisms at regional and national level aligned with the **net zero target**.
- Investing in **culture in West Yorkshire** to enable our significant cultural assets and sectoral strengths to continue to grow and prosper.
- Revisions to the **funding formula for policing** to properly reflect the challenges of policing an area with significant urban areas like West Yorkshire.
- Increased **innovation, R&D, and business support investment** to support business growth and productivity.

Further detail is provided below.

We hope that our budget submission gives you great confidence that we will utilise our strengths to support delivery of priorities, making a real difference, be innovative and level up.

Yours sincerely,



Tracy Brabin
Mayor of West Yorkshire

West Yorkshire Submission to the Spring Budget 2023

Introduction

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 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.

In West Yorkshire we recognise the value of working together and the benefits this brings. We work together to ensure that all people make the most of the opportunities our region has to offer and reflect the rich diversity of our region.

The latest annual State of the Region report, which monitors how West Yorkshire is performing against a basket of indicators, shows that West Yorkshire is recovering from the effects of the pandemic with a rise in employment, productivity, and skills.

It also shows that more people from diverse backgrounds are now in work, there has been a shift towards more cycling and walking, and high-speed internet coverage is better than the UK average.

However, the report also highlights the risks to people and businesses posed by the cost-of-living crisis and areas around transport, skills, housing and the environment where progress could be faster or more effective with greater devolved powers.

Our strategic asks therefore for the Spring Budget are:

West Yorkshire being included in the next wave of devolution trailblazer deals to negotiate further devolution of funding and powers, to enable strategic long-term plans to be realised.

Further to recent discussions with Rt Hon Michael Gove MP, West Yorkshire would welcome an opportunity to continue our discussions about West Yorkshire being included in the next wave of devolution trailblazer deals.

Further devolution will enable delivery of sustainable and inclusive growth and empower innovative approaches to boost productivity and tackle inequalities.

Key areas for discussion include skills, innovation, transport, climate, and culture.

Rather than coming from individual government departments, the most efficient model of allocating funding enabling both national and local outcomes to be met would be a **direct funding allocation from the Treasury to Combined Authorities**.

Combined Authorities have the knowledge, expertise, and the will to build on local achievements and evidence-based policy development. Further devolution would enable investment in the areas that will level up West Yorkshire on transport, skills, and culture. The region has a significant track record of delivery, and a robust programme for the future and is in a prime position to agree a trailblazer deal with government. There is more that can be done with long-term commitment on powers and funding for our region.

Competitive bidding creates unnecessary distraction from the vital work that needs to be done to level up, it is time-consuming with over-engineered processes diverting too much time and money into project management and administration with little added value for communities. Restrictive criteria, alongside short timescales stifles innovation and leads to siloed approaches with curtailed ambition. With greater control and powers so much more can be delivered.

Examples of the problems with the current system include:

- Short term, small pots, that need to be bid for, which drain resource both locally and for department officials – (e.g., Levelling Up Fund, Ministry of Justice funds, and the recent bid, with three days notice, for capital funding that needs to be spent by March). For example, Bradford Council spent £610k preparing the recent LUF bidding process.
- The UK Shared Prosperity Fund having the same rules for MCAs as it does for district councils, meaning that it is difficult to align it with other funding as part of operating a Single Investment Fund – i.e., different rules and reporting requirements. Government took longer to make a decision about approving the UKSPF plans, than local areas had to write them. The national assessments of the LIPS caused delays to delivery start dates with no clear demonstrable added value of the review undertaken.
- The Brownfield Housing Fund requires more flexibility at a local level and at a programme level, which will enable West Yorkshire to level up faster and focus investment in areas where new markets need to be created, bringing forward sites which have remained dormant for many years - technically and financially the most challenging to deliver. With increased flexibility we can increase supply and bring forward more sites in areas where levelling up is needed.

In addition to the details provided below, it would be important for a trailblazer deal to include full devolution of all adult skills and careers funding including employment support in order that people can gain the right skills needed for good quality work in their area. The current system is fragmented and disparate, with responsibility led by different government departments and shared between various bodies. A devolved system could support local labour markets and accelerate inclusive growth with local leadership accountable for ensuring that investment provides for local communities.

Full devolution of all adult employment, skills, and careers funding so people can gain the right skills needed for good quality work.

There has never been a more important time to invest in skills and training with major structural transformations taking place in our economy that our skills and training programmes must respond to. In many ways it has turbocharged this process, with whole industries and sectors being changed beyond recognition in a frighteningly short amount of time, to match this pace of change it is critical that employment and skills programmes are able to quickly pivot to local labour markets.

That flexibility in the design of employment and skills programmes is also key to support the most disadvantaged in the labour market, without the right targeted help with upskilling and retraining in sectors where there is current and future demand, we risk damaging the life chances of a whole generation and missing opportunities to build on our potential in key growing areas of our economy particularly in green and digital skills.

Investing in skills is also essential for the future prosperity of our region's businesses and our economy. Yet too many employers do not see how investing in training and development may be of benefit. What training does take place is often about meeting statutory requirements rather than developing the potential and productivity of their workforce. We also need to start building the skills for the industries of tomorrow. Over the coming years and decades, West Yorkshire has the potential to create thousands of good jobs in the zero carbon economy, in the health sector and in high growth digital industries. These are areas where our region can make a real contribution to the UK recovery as well as addressing global challenges, but only if we support them with the right skills.

The Combined Authority has a proven track record in delivering devolved skills programmes including Adult Education Budget, Free Courses for Jobs and Skills Bootcamps. To build on this and to contribute the UK economy and a highly skilled productive workforce, increased investment in West Yorkshire is needed in the following areas:

Careers inspiration and enterprise education: young people are amongst the worst affected during the pandemic with disruption to their education and social opportunities. Increased investment in the future of the workforce and to support young people fulfil their ambitions is central to future innovation and productivity in the UK. The next step to achieving this is devolution of all careers budgets.

Post 16 skills: Alongside opportunities to co-design programmes at the national level and existing devolved skills programmes devolution of skills bootcamps would simplify the system for individuals and employers who access it and for the educators delivering it through devolved and strategic commissioning of all adult skills programmes.

Higher Level skills: SMEs comprise 99.5% of our business population within West Yorkshire, retention of those high-level skills is essential to the region's productivity.

Piloting approaches to give SMEs, universities and graduates the support they need with onboarding and training that would address challenges around skills gaps, recruitment, and retention in key sector areas.

Employment support: We have a long track record of delivering targeted and intensive employment support, through Local Authorities, with over 10,000 people supported since 2019. Greater devolution of employment service and support would allow us to better align this with devolved skills funding, particularly for basic maths, English and digital skills, to get more people into work in West Yorkshire. Flexibility to deliver pilots to support employers to support the most vulnerable in the labour market is also key to support more people into work.

Certainty, stability, and fairness in Local Government Funding to enable our local authorities to plan and allocate and manage resources effectively.

Levelling up can only happen, and businesses can only thrive, if there is a strong foundation of public services. Local Authorities play a significant role in driving economic growth, 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 that 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.

The position of the five West Yorkshire local authorities is dire, having lost 100s of millions of pounds collectively. Kirklees has seen about a 60% reduction in their budget. Leeds City Council has seen core government funding reduced by approximately £263 million for each year between 2011 and 2023 – but no equivalent reduction in demand for services.

To ensure the whole system can work effectively to deliver local and national visions, greater certainty of secure, stable, and fair local government funding and public sector resourcing is required, that enables confidence, long term planning, flexibility, and innovation.

Provide assurance of the Government's continued commitment to mass transit in West Yorkshire.

Continued support for a new mass transit system with £200m funding in the next five years, the current Ministers have been supportive of plans. A high-tech, seamless, sustainable Mass Transit system will connect West Yorkshire's cities, towns, and district centres, serve areas of new housing development and employment growth, and provide links to inter-city rail services, efficiently connecting bus, cycle and walking routes. Ongoing financial and political support from Government beyond the first five years will enable development of the scheme with confidence, to bring forward consultation, secure land and to take the scheme through the appropriate planning processes.

Commitment to these plans and working with government to see them delivered is essential. Securing the full support of DfT and wider Government to the detailed timetable and co-produced delivery will be essential to achieving this. West Yorkshire mass transit has attracted extensive interest from global companies willing to partner locally, something which aligns with plans from government.

It is our view that the commitment should recognise the economic imperative to better connect Leeds and Bradford, the largest two of West Yorkshire's cities with significant commuter flows.

Delivering strategic rail infrastructure to connect West Yorkshire, through delivery of schemes such as Northern Powerhouse Rail including a City Centre through Station in Bradford and full delivery of HS2.

Enable delivery of the full Northern Powerhouse Rail (NPR) network, with a new station in central Bradford linked to the wider 120ha Bradford Gateway regeneration plans, delivery of fast trains from Sheffield to Leeds and the delivery of Transpennine Route Upgrade. These are core to the future plans for cities and the wider region. They would be transformational for the local economy, for decarbonisation, and the additional rail capacity we need. Electrification of the Calder Valley line would be transformational, adding capacity to communities isolated without transport options after decades of underfunding. Also, the need to radically improve capacity at Leeds has not gone away as the underlying drivers of growth re-emerge. The 'T-shaped station' proposed as part of HS2 should be committed as soon as possible alongside the improvements to the surrounding network needed to ensure it can cope with growth.

A clear long-term investment plan is also required for the East Coast Mainline, and timely commitments to funding and delivery. We look forward to continuing to work with you to see approval of the works necessary to enable two-hourly services between Bradford and London in time for UK City of Culture in 2025.

Secure money, powers, and market reform for buses.

Including assessment of bus franchising to make this process as simple and expedient as possible so we can establish the best mechanism to deliver better buses, in line with the National Bus Strategy, for the people of West Yorkshire now and into the future.

Support for the continuation of services is crucial to maximise the benefits of the transformational Bus Service Improvement Plan funding to deliver the National Bus Strategy. We urge a modernisation of bus funding recognising the key role of the Local Transport Authority.

The planned national £2 fare scheme is welcomed, similar to the West Yorkshire "Mayor's Fares" capped single and day fare scheme rolled out this September, with

the scheme currently indicating an increase of 5% of passengers. We would welcome discussions around how we can work together to fund further innovation in fares to grow bus use and further ease the cost-of-living crisis. We would urge the Government to work with us to expedite the process required to assess franchising and other delivery models in order to ensure the bus system is being rebuilt on strong foundations, with the interests of the region's bus passengers put first.

Increase commitment to existing mechanisms at regional and national level aligned with the net zero target.

This would include:

- Support the development and deployment of highly innovative technologies which contribute to the reaching of the nation's carbon Net Zero Targets by 2050.
- Increase energy efficiency measures.
- Facilitate the switch of energy source by companies and households.

We are making major investments that will accelerate the UK's progress towards zero carbon, from smart manufacturing and the export of electric vehicles to community-led retrofit and measures to decarbonise public transport and industrial emissions. These are all industries that will create jobs, grow the skills base, and improve community wellbeing. At COP27, the Prime Minister urged the world to go further and faster on the transition to renewable energy and to limit the devastating impact of the climate crisis.

To accelerate this work, we need new powers and multi-year sustainable funding and incentives for achieving net zero and nature recovery at regional and local levels. Giving local leaders the powers and funding, we need to invest in technology, including co-investment with the private sector, will help us achieve net zero, and position the UK as a global leader with huge economic and environmental benefits.

Investing in culture in West Yorkshire.

Investment in culture would enable our significant cultural assets and significant sectoral strengths to continue to grow and prosper, maximising the economic benefit of the major events taking place across the region including Bradford 2025

We ask that DCMS provide feedback and positive immediate determination relating to the proposal for £15m towards Bradford City of Culture, so that planning can continue with confidence.

Organisations across the north fought hard to survive the global pandemic and make sure they were ready and waiting to support our communities as the world reopened and rebuilt.

Yet almost immediately they find themselves facing another extreme challenge with the cost-of-living crisis. On top of rapidly increasing outgoings with escalating prices

in almost every area, utility bills doubling or even tripling and increased staffing costs, revenues are being hit hard too, as customers face stark choices over how to spend their now increasingly limited cash. This is further exacerbated by a squeeze on income through CSR and philanthropic donations.

Many cultural organisations received essential financial support during the pandemic to make sure they were still able to stay afloat and be here for our communities in the future. This crucial funding, made available quickly with sensitivity and foresight, quite simply prevented many organisations from going under.

If they were worth saving during Covid-19, they are worth saving now.

We note the recommendations made by the DCMS Committee in its recent report ['Reimagining where we live: cultural placemaking and the levelling up agenda'](#), especially that *'The Government needs to engage with these sectors as a matter of urgency and bring forward targeted support in response to the current crisis, such as through VAT or business rate relief, to prevent exacerbating long-term scarring on organisations already hit hard by Covid-19' (paragraph 68).*

But further to this, we request that consideration is given to the re-opening of the Culture Recovery Fund to provide targeted support for the culture, heritage, and sports sectors. If our vital community assets are to survive, Government must help them to weather the storm, so they will still be there to aid recovery and regeneration when the situation stabilises. We also urge the Government to learn from the Covid-19 pandemic and recognise that targeted interventions in culture and sport must be extended to the ecosystem of SMEs, sole traders, and freelancers, which are the lifeblood of the culture, heritage, and sports sectors.

We understand tough decisions need to be made and books need to be balanced, but the case for preserving and saving our precious culture, heritage, and sport assets - which outperform other sectors in terms of relative growth, productivity, R&D investment and GVA, and which enrich the lives of individuals, communities and indeed the entire county so much - cannot be understated.

Revisions to the funding formula for policing to properly reflect the challenges of policing an area with significant urban areas like West Yorkshire.

Whilst we're pleased that West Yorkshire Police has a grading of Outstanding for strategic planning, organisational management, and value for money under the HMICFRS PEEL assessment framework, we are facing unavoidable cost pressures in 2023/24. Whilst the current situation is driven by the immediate pressures of inflation on energy costs and salaries, this is against a backdrop of the Home Office grant being reduced in real terms by 17% since 2010/11 and despite levying council tax precepts in excess of inflation over the past six years we have seen an 8% reduction in funding in real terms. If the Government is reviewing the funding formula this year, we ask that the formula takes into consideration the challenges of a metropolitan urban area with

many areas of multiple deprivation and a large population of people with complex needs.

Increased Innovation, R&D & business support investment for West Yorkshire.

West Yorkshire. The beating heart of the North, the place for opportunity and the place for innovation. For over three centuries, our region has been a leading pioneer of the innovation agenda - developing some of the biggest gamechangers to transform not just our local economy, but the global economy. From the first commercial steam-train the Salamanca, to cats-eyes guiding our cars along dark roads. As a Mayoral Combined Authority, we recognise the significance of innovation and the impact it has on our businesses, universities, and people. Our innovation-intensive businesses are the catalysts for our regional economic growth, developing and commercialising new products made in West Yorkshire and sold to the world. Our research universities and institutions are spearheading cutting-edge research into new materials and technologies. All of this is down to our people. Creative and dynamic individuals and teams challenging the status quo, finding efficiencies, and supported by an open and inclusive innovation ecosystem.

As one of the youngest and most diverse regions in the UK, West Yorkshire stands ready to play a key role in the next chapters of the UK's innovation story.

Increased public investment in innovation, R&D, and business support to stimulate private activity however is critical to achieving both local and national innovation ambitions and maximising our potential as a region. It is critical to addressing both our long-term productivity challenges and building resilience and diversification through challenging times.

- Building on the new IUK Action Plan for West Yorkshire (currently being developed), we would like to see a renewed commitment to exploring further partnership opportunities, specifically Innovation Accelerators and Launchpads to build on our unique and unrivalled strengths. The West Yorkshire Launchpad application (currently being assessed) builds on our complementary cluster strengths around Healthtech, advanced manufacturing and digital and supports not only economic growth but wider societal and patient health improvements.
- Investment Zones: with seven HEIs, each with distinct specialisms and contributions to the local and national economy, West Yorkshire is a prime location for a newly remodelled Investment Zone. Clusters of academic, industry and public sector infrastructure align to create several areas of opportunity and untapped potential. Learning from experiences of University Enterprise Zones, we would welcome a conversation about how we can exploit the West Yorkshire opportunity and build on the assets we have in some of our left behind areas.
- Support for ongoing collaboration with (and investment from) DCMS on the Local Digital Partnership Trailblazer, building on the success of the West Yorkshire Digital Skills Partnership and seed corn funding as part of the original devolution deal.

- Growth Hubs: commitment to longer term funding settlement for this critical infrastructure and engagement from places in the design and development of new programmes. The importance of Growth Hubs was brought to the fore during the pandemic, ensuring thousands of SMEs were able to access the support they needed at a time they needed it most. Similar rapid response was deployed via the Growth Hub in response to BREXIT related changes. It was therefore incredibly disappointing to receive a 50% cut for funding with a two-day notice. Growth Hub involvement the development in new national products and services would increase the chances of alignment with the local offer and integration in the regional ecosystem – and overall success.
- Continue to provide energy bill support for business at the current rate. West Yorkshire employers and employees at increased risk, more so than at a national level if the planned cuts are implemented. In October 2022, we calculated that there were 8,000 businesses across West Yorkshire that were particularly exposed to the increase in the cost of doing business. These are energy or trade-intensive businesses. The announced Energy Bills Discount Scheme, whilst offering some level of support to all businesses, will only provide enhanced support to around 3,000 of the 8,000 at enhanced risk in our region. Manufacturers of fabricated metals, furniture and machinery will be the sectors most affected across our region.

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Report to: Place, Regeneration and Housing Committee

Date: 2 March 2023

Subject: **Strategic Place Partnership**

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

Author: Rebecca Greenwood, Head of Housing

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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 from Place, Regeneration and Housing Committee of the Strategic Place Partnership (SPP) – Partnership Business Plan.

1.2 The report includes:

- An update on the development of the SPP, including the final draft (subject to the inclusion of case studies) attached as appendix 1.
- An update on the Terms of Reference for the SPP Board, attached as appendix 2. These have been developed in consultation with senior officers in partner councils next steps ahead of and following SPP approval.

2. Information

Background

2.1 In recognition of the shared ambition to drive forward good quality housing growth, the West Yorkshire Devolution Deal set out a commitment to develop a Strategic Place Partnership (SPP) between the Combined Authority and Homes England to build and strengthen collaborative working across the region.

- 2.2 The SPP was shared with the Place, Regeneration and Housing Committee members in a private session on 5 January 2023. Committee members welcomed the progress towards formalising the partnership with Homes England and provided feedback that has been incorporated into the final draft attached to this report as appendix 1.

Strategic Place Partnership – Partnership Business Plan

- 2.3 The Partnership Business Plan sets out the shared ambition of the SPP to realise the untapped potential of West Yorkshire to contribute to the delivery of new homes and meet the needs of the region's residents and communities as part of a wider approach to levelling up and transforming our places. The challenges, opportunities, and risks to delivery in West Yorkshire are outlined in section two of the draft followed by the strategic objectives. The strategic objectives have been agreed as follows:

- SO1 - Develop short, medium and long term investment ready proposals to unlock and accelerate housing delivery and regeneration across West Yorkshire, supporting the region's levelling up, economic growth and inclusivity objectives.
- SO2 - Realise opportunities to create and grow sustainable neighbourhoods contributing to the region's net zero carbon ambitions.
- SO3 - Improve the supply of good quality and affordable homes providing greater choice and opportunity for people to access a home in West Yorkshire that meets their housing need.

- 2.4 Focus areas of activity for the SPP have been identified for each of the five West Yorkshire Local Authorities. These locations are those that have been highlighted by Local Authority partners as key strategic housing growth and regeneration projects with the opportunity to have a transformational impact in the district and region. Crucially, the focus area locations are places where public sector intervention is required to; accelerate delivery, to deliver the right mix and quality of homes and they are places where there is collective activity that Homes England, West Yorkshire Combined Authority and Local Authorities can undertake to add value in year one of the Strategic Place Partnership. The identified focus areas are as follows:

- **Bradford** – Bradford City Centre (including Bradford City Village), Holmewood Urban Extension, Canal Road Corridor
- **Calderdale** – Brighouse Garden Suburbs, Halifax Urban Centre, North Halifax
- **Kirklees** – Dewsbury Riverside, Bradley Park, Dewsbury and Huddersfield Town Centres
- **Leeds** – East of Otley, Kirkstall Forge, East Leeds Extension, Leeds Centre/City Centre rim
- **Wakefield** – Castleford Housing Growth Zone, Pontefract, Wakefield City Centre

- 2.5 The focus areas align with the West Yorkshire Spatial Priority Areas in places where there is a significant opportunity for transformational housing growth with the exception of East of Otley. East of Otley has been identified as a focus area of SPP activity due to the investment already committed within the scheme and the need for joined up working across Homes England, Leeds City Council and the Combined Authority to continue to see the scheme through to its delivery.
- 2.6 Place, Regeneration and Housing committee members are asked to note that whilst the SPP outlines our collective ambition for West Yorkshire, there are significant delivery risks, particularly economic instability and the expectation of a recession, that continue to dampen market certainty over delivery. In the short term much of our collective work will aim to instil confidence in the market and maintain the security of current development pipelines.

SPP Governance

- 2.7 The Strategic Place Partnership in West Yorkshire will be governed by the SPP board comprised of Homes England, Local Authority and Combined Authority partners alongside other key stakeholders from Government departments and the West Yorkshire Housing Partnership. The SPP Board will be responsible for setting the strategic direction of the Partnership and providing a forum for liaison between the parties involved in the SPP.
- 2.8 SPP Board meetings will take place twice per year and will be supported by the Strategic Place Officer Group comprised on local authority housing growth and regeneration teams, Homes England and West Yorkshire Combined Authority officers as the operational group responsible for overseeing the SPP Delivery Plan. The Mayor will chair the SPP Board for the first year. The meetings will take place in private to allow for discussion of commercially sensitive projects to take place openly. The SPP Board will not be decision making in terms of investments as both the Combined Authority and Homes England have current governance structures in place to ensure transparency of investment decisions. The SPP Board will act in an advisory capacity giving oversight to the strategic objectives and focus area activity of the SPP.
- 2.9 A governance diagram to show how the SPP board links to wider Combined Authority and Homes England Governance structures is shown below.

partners have taken the responsibility for engaging senior officers and elected members within their respective Councils.

- 2.13 Alongside the SPP approval process, an SPP Delivery Plan including year one activity across the identified focus areas will be developed. The SPP board will have strategic oversight of the Delivery Plan. Homes England approval of the document will take place alongside the West Yorkshire Combined Authority approval process.

3. Tackling the Climate Emergency Implications

- 3.1. The proposed Strategic Objectives for the SPP include an explicit reference to supporting the region's net zero carbon ambitions highlighting the continued focus on tackling to climate emergency.

4. Inclusive Growth Implications

- 4.1. The focus on supporting good quality housing growth as a key strategic objective for the SPP will support the regions inclusive growth ambitions. Particularly in the context of the cost of living crisis, ensuring housing is affordable and equitable is a key priority across the region and for Local Authority partners.

5. Equality and Diversity Implications

- 5.1. The SPP includes a section relating to Equality, Diversity and Inclusion recognising the duties placed upon public sector bodies to comply with the Equality Act and highlighting that EDI is at the forefront of investment decisions and programme development. The Delivery Plan will include EDI as a key performance measure against all SPP activity and individual projects will be required to undertake an Equality Impact Assessment as business cases are developed for funding.

6. Financial Implications

- 6.1. There are no financial implications directly arising from this report. The SPP does not secure direct access to Homes England or Combined Authority investment programmes. Decisions regarding investment remain within the existing governance structures of each respective organisation.

7. Legal Implications

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

8. Staffing Implications

- 8.1. The development of the SPP is being led collectively between the Combined Authority, Homes England, and West Yorkshire Local Authorities. Local Authorities have each contributed officer time and commitment to developing the SPP alongside the CA and Homes England which is key to ensuring the

strategic outcomes and actions are embedded and supported across the region. Officer time and support is gratefully received.

9. External Consultees

9.1. The following partners have been directly consulted on the development of the SPP.

- West Yorkshire Housing Partnership
- Historic England
- Government departments (DLUHC and CLGU)
- Internally across Homes England and the Combined Authority
- Place Regeneration and Housing Committee
- The Mayor
- Local Authority Officers. These officers have taken responsibility for briefing senior officers and elected members in their respective councils.

10. Recommendations

- 10.1. That the Place, Regeneration and Housing Committee endorses Strategic Place Partnership Business Plan and recommends approval to the Combined Authority.
- 10.2. That the Place, Regeneration and Housing Committee endorses the Terms of Reference for the SPP Board and recommends approval to the Combined Authority.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

Appendix 1 – Strategic Place Partnership – Partnership Business Plan

Appendix 2 – Strategic Place Partnership Board Terms of Reference



Homes
England

West
Yorkshire
Combined
Authority

**West Yorkshire Strategic Place Partnership
Partnership Business Plan (Final Draft – February 2023)**

Homes England and West Yorkshire Combined Authority

Strategic Place Partnership - Partnership Business Plan Executive Summary

The West Yorkshire Devolution Deal (March 2020) set out a commitment to develop a Strategic Place Partnership between West Yorkshire Combined Authority and Homes England. The Strategic Place Partnership is a model developed by Homes England to enable greater collaboration and partnership working at a sub-regional scale recognising those places with ambitious proposals for place-based growth and regeneration.

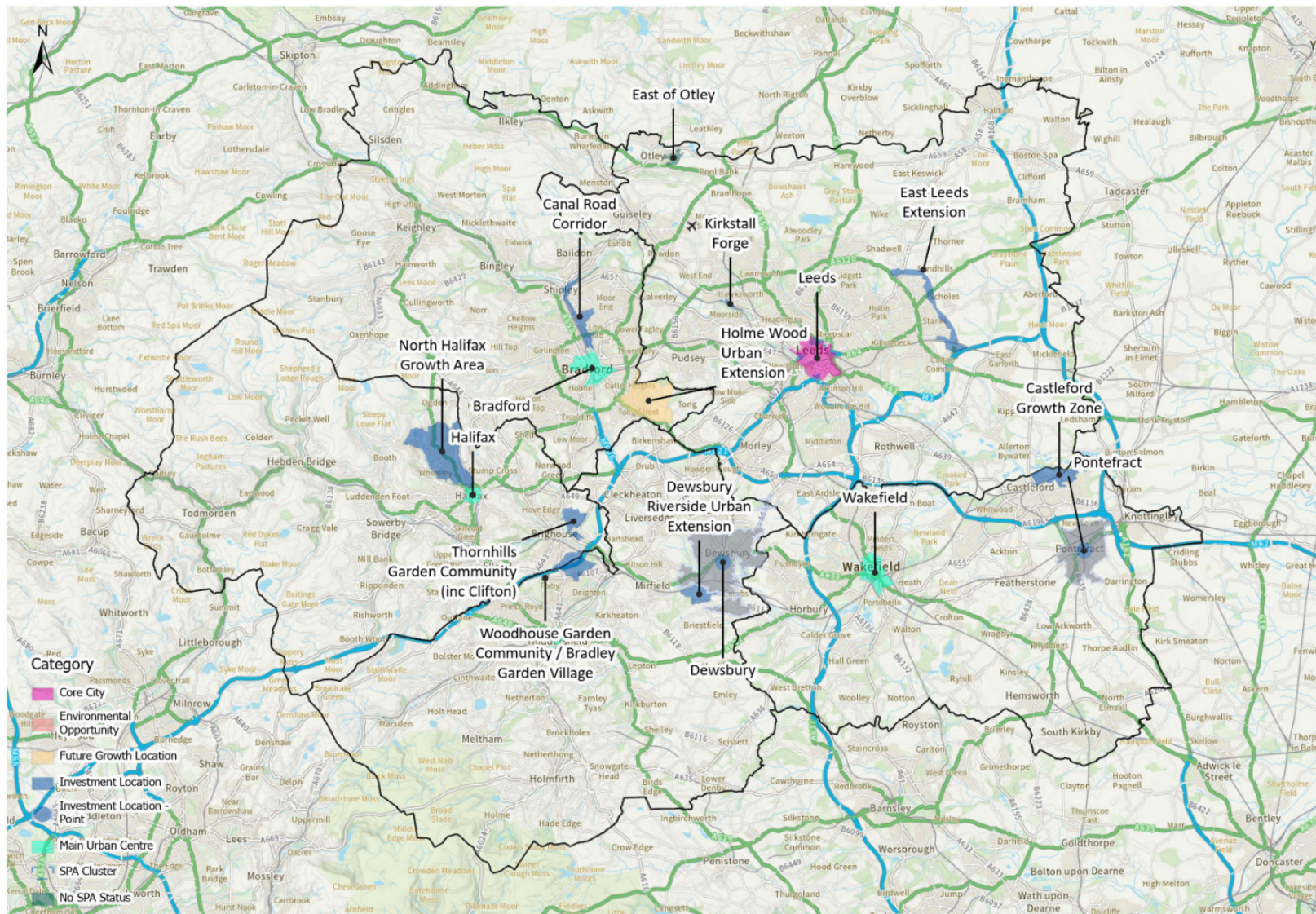
West Yorkshire is a central pillar in rebuilding and rebalancing the national economy as the hub of the North of England. The region has ambitious plans to create and grow vibrant communities and support an ever-growing population, not least through addressing decades of underinvestment in the region. A core element of realising a bold new future for West Yorkshire is the commitment to the development of well-connected places with good quality homes where people choose to live and work. **The shared ambition of this SPP is to realise the untapped potential of West Yorkshire to further contribute to the delivery of much needed new homes as part of a co-ordinated approach to the regeneration and transformation of its places.**

The foundations of the SPP are built on the challenges and opportunities present across the region in improving good quality housing growth and regeneration. We know there are significant challenges around land accessibility, outdated infrastructure, legacy housing stock and affordability. However, we also recognise there is a significant opportunity, through our joint pipeline development work, to take a place-based approach to development, putting people and communities at the heart of the process. Working together, we have identified three strategic objectives of the SPP that support the ambitions of West Yorkshire adding value to the work already happening across the region;

SO1	Develop investment ready proposals to unlock and accelerate housing delivery and regeneration across West Yorkshire, supporting the region's levelling up, economic growth and inclusivity objectives
SO2	Realise opportunities to create and grow sustainable neighbourhoods contributing to the region's net zero carbon ambitions
SO3	Improve the supply of good quality and affordable homes providing greater choice and opportunity for people to access a home in West Yorkshire that meets their housing need.

The West Yorkshire Spatial Priority Areas identify those areas where strategic public sector intervention has the potential to have a transformational impact on our places. The SPP builds on this by identifying those areas with the opportunity to catalyse housing growth and have a real impact towards achieving the SPP strategic objectives. These places are identified as focus areas for the SPP, where collaboration between partners brings added value and coordination towards delivery with specific activities identified for year one of the Partnership.

West Yorkshire Strategic Place Partnership Focus Areas



Homes England and West Yorkshire have a successful track record of working together across a number of key projects and have focussed collaboration to achieve the Mayoral housing pledge ambition over the last 18 months. This SPP take the scale of collaboration to the next level through identifying opportunities across the strategic objectives and focus areas for further joint working. The SPP will add value by:

- Aligning internal resources – drawing on the capacity, capability and expertise of each partner (for example across investment, acquisition, funding, technical expertise and planning) at an early stage in project development, reducing duplication across work streams and focus areas
- Place-based working and alignment of public sector investment – providing joint resource funding expertise across the focus area to develop and position strategically focussed projects as investment ready to access capital funds and realise delivery.
- Formalising the SPP intent through establishing a Memorandum of Understanding and a robust governance structure – bringing senior level engagement to provide strategic direction to the Partnership
- Providing a platform to work with private sector partners who share our values and drive to create great places
- Developing a joint approach to pipeline development, focussed on delivery and unlocking projects that demonstrate market failure

The SPP Partnership Business Plan will be underpinned by a Delivery and Implementation Plan across all the strategic objectives and focussed delivery plans for each of the strategic objectives. The Strategic Place Partnership Board brings together senior representatives from the Combined Authority, Homes England and Local Authorities to set the strategic direction for SPP intervention. The Board will act in an advisory capacity with investment decisions being taken within the existing governance structures of the relevant partner of the SPP.

West Yorkshire Strategic Place Partnership Business Plan – Final Draft

1.0 Introduction

1.1 A Strategic Place Partnership for West Yorkshire

West Yorkshire, home to 2.3 million people and an economy of £57.9 billion, strives to be a place that is prosperous, well connected, safe, inclusive and a hotbed of creativity and sustainability. West Yorkshire Combined Authority (WYCA), which brings together the local authorities of Bradford, Calderdale, Kirklees, Leeds and Wakefield, is working in partnership with key stakeholders; including Homes England, to achieve this vision.

Recognising the ambition and potential of increased collaboration between West Yorkshire and Homes England, the West Yorkshire Devolution Deal (March 2020) laid the foundations to develop a Strategic Place Partnership (SPP) with Homes England. This builds on our shared ambitions including to:

- Increase the delivery of good quality new homes and deliver affordable homes in the right places;
- Create the tipping point for private sector investment in transformation and regeneration; and
- Ensure sustainable growth with a focus on tackling the climate emergency.

Good quality housing is crucial to achieve successful economic growth and regeneration. However, the SPP is not focused on simply building more homes. There is a recognised need for long term commitment in creating investible and sustainable places through shared approaches to visioning and planning, assembling and de-risking land, investing in connectivity and community infrastructure, ensuring tenure choice, diversifying the market through supporting new housing developers, including community housing providers, to enter the market and taking a patient approach to unlocking value through a comprehensive place-based approach. Establishing common priorities and progressing a shared pipeline of projects, sites and interventions is central to this.

Homes England and West Yorkshire Combined Authority are together forming the SPP to deepen their partnership and unlock the delivery of regeneration and housing growth in the region. The SPP will provide additional resources across the partnership to focus on the priorities set out in this Partnership Business Plan (PBP). The plan will set out our commitment to work together on short, medium and long-term activity that will stimulate progress and secure delivery across a regional pipeline of key place-based projects.

Realising the full potential of West Yorkshire can only be achieved through enhanced collaborative working across the public and private sector, and by developing relationships between local, regional and national levels of government. The SPP recognises and builds on our strong existing partnerships and sets a clear framework for the next three years, and beyond, that will guide our organisational relationships and mould our shared commitments to housing growth, transformation and regeneration across West Yorkshire.

2.0 Housing and Regeneration in West Yorkshire

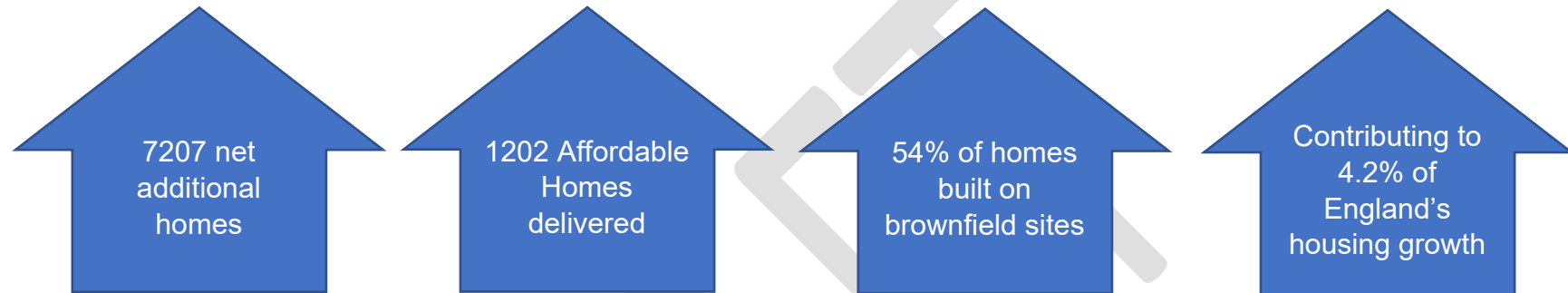
2.1 The Ambition

West Yorkshire is key to re-building and rebalancing the national economy, enabling the North of England to contribute fully to, and benefit from, national economic growth. Collectively the region has ambitious plans to expand the economy and support a growing population, not least through addressing years of underinvestment in the regions transport system through a bold new strategy that will see Mass Transit at the core of much improved connectivity. The Strategic Economic Framework, outlines the vision for West Yorkshire to be *'recognised globally as a place with a strong, successful economy where everyone can build great businesses, careers and lives supported by a superb environment and world-class infrastructure'*

A core element of realising the vision for West Yorkshire is the commitment to support the development of well-connected neighbourhoods with good quality homes, in places where people want to live. The shared ambition of this SPP is to realise the huge untapped potential of West Yorkshire to further contribute to the delivery of the much-needed national supply of new homes and meet the diverse needs of the region's residents and communities, as part of a co-ordinated approach to the regeneration and transformation of its places. Developing broader, diverse and functioning housing markets will not only enable us to meet needs but it will also underpin the economic growth required to level up the country.

Following a national dip in construction levels during the global pandemic, the region has recovered well with development bouncing back to pre-covid levels in 2021/22. This has in-part been a product of a positive plan-led approach to development and strong market performance in core locations with private sector-led delivery. It is also a result of a proactive programme of affordable housing delivery through local authority, Registered Provider and Homes England partnerships and investments, and a concerted approach to area-based regeneration that has established a clear and successful public sector role in accelerating housing delivery.

West Yorkshire Housing Delivery 2021-22



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Since its inception in 2014 West Yorkshire Combined Authority has developed and implemented programmes of support and funding, including the Local Growth Fund and more recently the Brownfield Housing Fund, that have actively engaged the private sector and local authorities to work together and accelerate housing delivery. The devolution deal and election of the first Mayor of West Yorkshire in May 2021 cemented the regional ambition for delivering good quality and affordable housing. The Mayor has committed to supporting the delivery of 5000 affordable and sustainable homes across West Yorkshire by working in partnership with local authorities, Homes England and other private and public sector partners that share the same ambition and drive for inclusive and clean growth.

The aims and objectives of the Combined Authority align firmly with Homes England's overarching mission to create a more resilient and diverse housing market by working with partners to unlock delivery and increase housing supply. As Homes England respond to the Levelling-Up agenda through a new Strategic Plan (anticipated early 2023) the ambitions are expected to further align with an enhanced focus on regeneration and the creation of high quality, sustainable and beautiful homes and communities. This is about more than making homes happen – it is a focus on creating sustainable, distinctive and thriving places that foster a sense of community and pride and can better connect people to employment opportunities, providing the amenities they need. Through this SPP Homes England has identified that West Yorkshire is a place with this as a shared ambition to focus on.

2.2 The Challenges

The key housing challenges for West Yorkshire are at the heart of the SPP and will drive forward our collective actions:

Land Availability There are large variations across the region in terms of land availability and particularly the availability of brownfield land. Prioritising delivery on brownfield land is a key part of our strategy given it's often sustainably located in existing urban areas, well connected to current and emerging transport networks. Our industrial legacy means that brownfield land requires remediation and land is often in multiple ownerships. Over half of the joint Strategic Housing Pipeline is on brownfield land and the Brownfield Housing Fund is providing £89m of funding to help unlock some of these sites. However, we know further investment and collaboration will be needed to meet the regions longer term ambitions.	Infrastructure Significant legacy challenges in terms of outdated infrastructure exist and have a huge impact on the public purse hampering our ambition to level up. The region is accelerating its activities to introduce Mass Transit and improve the wider transport network, unlocking key sites for housing growth. However, to realise the potential, significant funding is needed to deliver strategic infrastructure where the market cannot act alone. This calls for joined up thinking and development at an early stage. Whilst we are already working collectively across several projects, there is more to do to attract and secure the investment needed and create sustainable places to live.
Affordability When compared on an income to value ratio nationally, West Yorkshire has affordable house prices. Yet this masks significant affordability issues failing to take into account entrenched patterns of deprivation and wider cost of living factors including, crucially, the cost of transport. The geographic diversity of West Yorkshire has an impact on connectivity and consequently on the locational choices households face when balancing where they live and work. These affordability pressures need to be taken into account to deliver the right mix of homes that meet the needs of communities and the economy.	Legacy of Poor Quality Pre-1919 housing is predominant in the core of many urban areas across the region. Although parts of the larger inner-city areas have been extensively re-developed the age of stock in West Yorkshire is still above the national average. Poor-quality homes and outdated surrounding infrastructure lead to poorer health and well-being outcomes for residents. Much of this stock is in the private sector with rental levels underpinned by welfare support.
Ageing Population The proportion of people aged over 65 is projected to grow particularly in the north of the region which already has a higher proportion of older people compared to the rest of West	Fragile Markets and Viability Whilst lower house prices in many parts of West Yorkshire may be perceived as demonstrating affordability, this creates a significant challenge in attracting developers and investors

Yorkshire. As life expectancy increases, there is a challenge to ensure that homes are fit for purpose in terms of location and adaptability. The Leeds City Region Housing Need Study identified that the substantial growth in older households is likely to change the new build market and create more competition for mobile families and young workers. Rethinking where, how and the type of homes we build is central to supporting a growing and ever-changing population in West Yorkshire.

where market values are far lower than in other parts of the country. Combined with remediation, land assembly and strategic infrastructure costs this can impact on the deliverability of strategically important development projects. The public sector has an important role to play, working collectively to identify place and site-based solutions to accelerate good quality and transformational housing growth.

CASE STUDY – Beech Hill

CASE STUDY – Conditioning House

2. The Opportunities

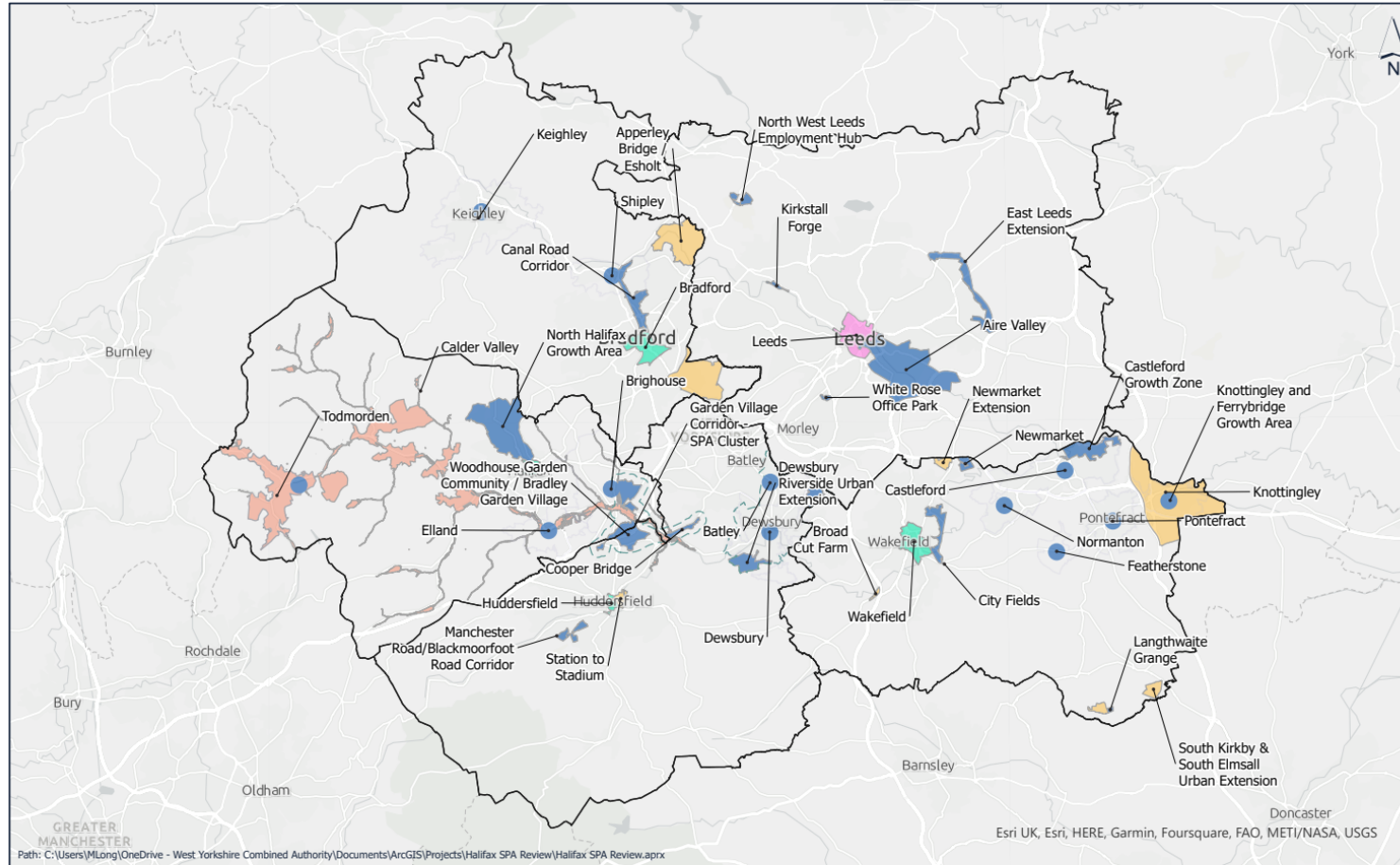
There is a strong appetite to increase the pace and scale of good quality housing delivery across West Yorkshire. Across the five Local Planning Authorities adopted or emerging Local Plans there is indicative capacity for over 100,000 homes to come forward. These housing sites are allocated to deliver over a 15-year period and a large proportion are to be delivered on sustainably located brownfield land.

Spatial Priority Areas and West Yorkshire Strategic Housing Pipeline

Opportunities for growth are identified within the West Yorkshire Spatial Priority Areas (SPAs) and within the joint Homes England and West Yorkshire strategic housing pipeline. The strategic housing pipeline is a dynamic tool that represents the housing growth opportunities that most strongly align to the Combined Authority and Homes England's strategic objectives, which require a range of interventions to move forward into delivery. Whilst the opportunities within the pipeline are constantly under review as new opportunities emerge and existing sites move into delivery, currently the joint strategic housing pipeline has the capacity to deliver over 38,000 new homes.

The SPAs have been identified in partnership between WYCA and its constituent local authorities and reflect local priorities. The SPAs align with the SPP strategic objectives and the themes underpinning them.

Spatial Priority Areas (2023)



Name: SPAs - West Yorkshire

Scale: 1:304,618
1 centimeter equals 3 kilometers

Date Exported: 09/12/2022 13:18

Category

Core City
Main Urban Centre

Investment Location
Investment Location - Point
Future Growth Location

Environmental Opportunity
SPA Cluster

West Yorkshire
Combined Authority

Tracy Brabin
Mayor
of West Yorkshire

Strategic Infrastructure and Place Making

The significant plans and ability to realise further potential for housing growth across the region are strongly aligned with the rapidly evolving plans to transform connectivity in West Yorkshire. It is recognised nationally that the integration of Mass Transit in West Yorkshire will have a transformational impact for people, communities and places. The proposals, supported by current investment of £200 million from the Department for Transport, will provide high speed, greater capacity and direct connectivity. These will link together existing and future employment sites, areas of housing growth and current housing and support regeneration. Alongside Mass Transit, wider schemes at a local and national level such as Northern Powerhouse Rail, mean that new sites for housing growth are identified in places that offer people an excellent quality of life which are easily accessible reducing the need for car use, creating greener places, that support active environments. The SPP provides a clear framework for local and national government to develop a genuinely joined up approach to place-making creating a platform for investment and developer confidence in achieving delivery at scale.

The housing pipeline is already recognising and building on these opportunities in places such as Dewsbury Riverside, Halifax Town Centre, Bradford City Village, Castleford Growth Zone and Leeds City Centre and City Rim. Place based development is central to the mission of this SPP and will build on the good work already underway through significant investment coming forward using a range of funding mechanisms such as the Towns Fund, Levelling Up Fund and Future High Street Fund. The SPP will apply the learning from programmes such as these and capitalise on the significant investment and place-based development that is already in train, taking a long-term view to building markets and places.

CASE STUDY Dewsbury Riverside

Strong Partnerships

We recognise that as public sector partners, we can't achieve our vision for housing growth alone. Collectively, Homes England, the Combined Authority and the five Local Authorities have established strong relationships with proactive housing associations, investors and developers. Our joint focus is to provide the right homes in the right places where people choose to live, central to that is ensuring homes are affordable for people across all communities. The West Yorkshire Housing Partnership, bringing together 14 proactive housing associations, is a key partner in delivering the ambitions and objectives of this SPP with a track record of delivering good quality and affordable housing. By working closely together, we have identified projects where joined up intervention is needed. The SPP offers a framework to strengthen our relationships with private sector partners, and establish new

partners with housing developers and providers, to diversify the housing offer and respond to the diverse housing market characteristics across the area.

CASE STUDY: Points Cross

CASE STUDY: Pontefract Dispensary

2.4 The Risks

The opportunity in West Yorkshire is considerable but there are a number of delivery risks, many of which reflect the national position. It is critical the SPP acknowledges these risks, monitors them and seeks to mitigate where possible. Key risks include:

- Economic downturn – Given the current economic context, recession poses a significant risk to delivery across the country, particularly exacerbating existing viability challenges.
- Partners capacity to deliver –Registered Providers have highlighted a number of factors which have the potential to reduce their headroom for the delivery of new housing and the challenge of retrofitting existing homes. The capacity for construction partners also remains a challenge.
- Construction cost inflation – Whilst signs indicate cost inflation is beginning to plateau, this remains a risk coupled with delays within the supply chain particularly around material and trade availability.
- Funding availability – Critical to delivery is the availability of funding tailored to local needs which can unlock challenging and complex brownfield sites. This includes longer term certainty and realistic investment/return timescales. The current economic climate makes it increasingly challenging to create funding certainty and market confidence.
- Capacity and skills across the sector – Partners at all stages of the development process have identified the risk of a skill shortage leading to resourcing issues, specifically Local Authority capacity..

3.0 Place Based Delivery

3.1 The West Yorkshire Strategic Place Partnership Strategic Objectives

The Strategic Objectives will support the ambitions of West Yorkshire and address the challenges and opportunities outlined in section two. The objectives will add value to the work we are already doing across West Yorkshire through a range of solution focussed activities that are outlined as follows:

Strategic Objective	Why?	SPP Added Value
SO1. Develop investment ready proposals to unlock and accelerate housing delivery and regeneration across West Yorkshire, supporting the region's levelling up, economic growth and inclusivity objectives	<p>Ensure that West Yorkshire is in the best possible position to secure investment to unlock, accelerate and sustain housing delivery and regeneration.</p>	<ul style="list-style-type: none"> • Clear place-based narrative through the Partnership Business Plan, enabling a place-based conversation with key stakeholders including Government and delivery partners in the private and public sector. • Joint prioritised pipeline of housing and regeneration schemes (short, medium and longer-term opportunities) which require intervention to be unlocked alongside enabling infrastructure investments such as road, rail, bus, education, health, green and open spaces to shape investment plans at local, regional and national levels. • Regular joint pipeline reviews to reflect the dynamic nature of the pipeline. • Alignment of revenue funding and pooling of skills/capacity/expertise around areas of focus to progress the pipeline, maximising the impact of the intervention. • Joint engagement in pipeline schemes at all stages of the development process and exploration of all tools – from unlocking with funding to skills/capacity/expertise (e.g. where the early supporting landowner collaboration will unlock). • Clear intervention plans for pipeline priority schemes and business case development where appropriate. • Clear feedback loop into Government through the SPP governance to enable influencing and shaping of policy and tools to address the place-based challenges facing West Yorkshire, allowing for greater impact of funding to unlock the housing delivery pipeline
SO2. Realise opportunities to create and grow sustainable	<p>To maximise the opportunity of housing and regeneration to the</p>	<ul style="list-style-type: none"> • Identify 'off-site' place and community infrastructure requirements that will unlock and support the development of housing sites and consider funding/phasing needed to support sustainable growth.

<p>neighbourhoods contributing to the region's net zero carbon ambitions</p>	<p>creation of sustainable communities and addressing the climate emergency.</p>	<ul style="list-style-type: none"> • Supporting longer term opportunities linked to sustainable infrastructure from the outset, with deployment of skills/expertise/capacity where it can add value. • Targeted joint engagement with developers and local supply chains to support the delivery of low carbon homes and technologies. • Supporting integrated strategies for housing growth, regeneration, zero carbon new build, retrofit and adaptive reuse of existing buildings. • Identification of opportunities for start-up, expansion and investment in new businesses delivering low carbon and modern methods of construction within the region. Learn from and support the roll out of lessons from 'what works' in delivering high environmental performance construction and housing specification. • Development of new social value policies and strategies and education courses linked to zero carbon housing growth and regeneration priorities and resulting workforce development opportunities. • Supporting the West Yorkshire Housing Partnerships' collective exploration of Modern Methods of Construction initiatives.
<p>SO3. Improve the supply of good quality and affordable homes providing greater choice and opportunity for people to access a home in West Yorkshire that meets their housing need.</p>	<p>Addressing housing needs in West Yorkshire and supporting the improvement of health, wellbeing and economic outcomes for residents.</p>	<ul style="list-style-type: none"> • Focussed ongoing sharing of intelligence on the housing market, needs and supply across West Yorkshire, piloting an information exchange approach with Homes England. • Joint endeavour to make the case for investment and tools for increasing the scale of delivery, including consideration of the whole public sector costs, and the critical role placemaking contributes to this. • Identification of opportunities for the delivery of affordable homes through the joint pipeline, including where affordable homes could be maximised.

		<ul style="list-style-type: none"> • Ongoing collaboration with key partners such as the West Yorkshire Housing Partnership and Homes England Strategic Partners working in West Yorkshire to identify strategic blockages and opportunities for intervention. • Targeted joint engagement with developers and local supply chains to support the delivery of affordable homes. • Enabling an increase in housing quality across West Yorkshire through supporting good design standards which supports better health and wellbeing of communities.
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3.2 Alignment with WY and LA spatial priorities

The success of our region as a whole is dependent on all places being supported to thrive and there is a need to understand how their investment, development and housing markets perform, to develop the right solutions that will facilitate investment and deliver sustainable development and neighbourhoods which meet the needs of all the region's residents and communities.

Our cities and major towns are engines of economic growth offering businesses access to skilled workers, transport and digital infrastructure and high concentrations of knowledge-based companies. They also have a robust cultural offer and provide a strong physical representation of the identity of our places;

- **Leeds** is the Core City of our region, with significant ongoing housing growth and is at the heart of the economy offering a diversity of employment opportunities, extensive public transport networks and access to a vast array of cultural assets and experiences, including a strong retail core.
- **Bradford** is closely connected but distinct as a major city, with the fastest growing working age population outside of London and is one of the youngest cities in the UK, with major infrastructure-lead growth plans alongside a significant opportunity to bring historic buildings back into use.
- The city of **Wakefield** and its '**Five Towns**' have strong links to region's industrial past but have rapidly developed economic strengths related to their location at the core of national logistics networks, with a strong cultural offer and primed with land availability for further housing and employment growth.
- **Calderdale** and **Kirklees** have a varied landscape of urban and rural areas, with dispersed towns and villages, excellent quality of life and notably high quality historic built environments.

- **Halifax** is defined by its Victorian architecture and strong industrial heritage.
- **Huddersfield** and **Dewsbury** have a strong manufacturing, engineering and textile economies and are both well located across the trans-Pennine transport routes.

West Yorkshire partner local authorities have signed up to a Statement of Common Ground which commits partners to a number of matters including ensuring that housing and employment growth are planned holistically to ensuring alignment and sustainable growth patterns of development. WYCA has developed key priorities aligned to this commitment that are set out in the regions Housing Vision as follows:

- To create revitalised urban living, by repurposing towns and city centres as residential hubs centred around an excellent public transport offer;
- To contribute to the targets around carbon reduction and green infrastructure;
- To better co-ordinate and align investment in infrastructure e.g. transport, digital, flooding, housing to achieve more holistic outcomes for residents;
- To be business facing – for example, through supporting SMEs to become more active in building new homes supporting the expansion of the MMC sector; and
- To strengthen partnership working, for example with Homes England, Housing Associations and the private sector to drive forward development on strategically important sites.

The aforementioned SPA locations align with the spatial priorities identified in respective Local Plans and are broad areas within which specific sites will be identified these sites are the focus of work in West Yorkshire on the strategic housing pipeline. The following “places on a page” set out the context and spatial focus for each Local Authority.

Bradford – Place on a Page

Key Contextual Facts

- Population of 543,128 with 76.2% economically active
- Projected 6% population growth, and 12% household growth
- 21st most deprived Local Authority in England and 34% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 74% of housing need

Local Plan Status

The Core Strategy and two Area Action Plans for the City Centre and Shipley and Canal Road Corridor areas were adopted in 2017. Bradford's emerging Local Plan (Regulation 18 stage) sets out the strategic ambition for the district over the next 18 years, it also contains a list of potential site options for future development. The submission version of the Local Plan (Reg 19) will be published in 2023. The strategy underpinning the Plan focuses on allocating land, which supports the three sustainable development objectives set out in the National Planning Policy Framework (NPPF), supporting regeneration and/or seeking development on previously developed land.

Housing Growth and Regeneration Focus Areas

In alignment with the identified SPAs, the emerging Plan focuses growth on Bradford, the Canal Road Corridor and the key urban centres of Airedale – Keighley, Bingley and Shipley. All of these areas have a requirement to provide a strong focus for local communities. The expansion of Bradford city centre to include the Southern Gateway is the focus for new growth, anchored around and anticipated to be stimulated by the opportunities for the major investment in high-speed rail and a new mass transit system. This is expected to enable improved active travel connections and a co-ordinated approach to city masterplanning. Key hubs located on the Airedale rail line such as Keighley, Bingley and Shipley will be supported to ensure the growth of the local economy, increased housing supply and development of the social infrastructure of the community are all inter-related.



Focus Areas for SPP Activity

- Bradford City Centre – revitalising the city centre housing offer includes:
 - Bradford City Village - re-purposing the former retail/trading heart of the city centre to create a city village – a green healthy and sustainable neighbourhood with 1000 new homes.
 - Forster Square Regeneration Area (Bradford City Centre) – opportunity for public / private partnership to deliver 900 new homes adjacent to transport hub
 - Southern Gateway – significant mixed use growth opportunity extending to the south of the centre with capacity to delivery 2500 new homes
- New Bolton Woods Regeneration Area– 1,200 new homes
- Holme Wood Urban Extension - potential opportunity through the emerging local plan / development framework for up to 2,000 homes through a multi-agency collaboration approach

Calderdale Place on a Page

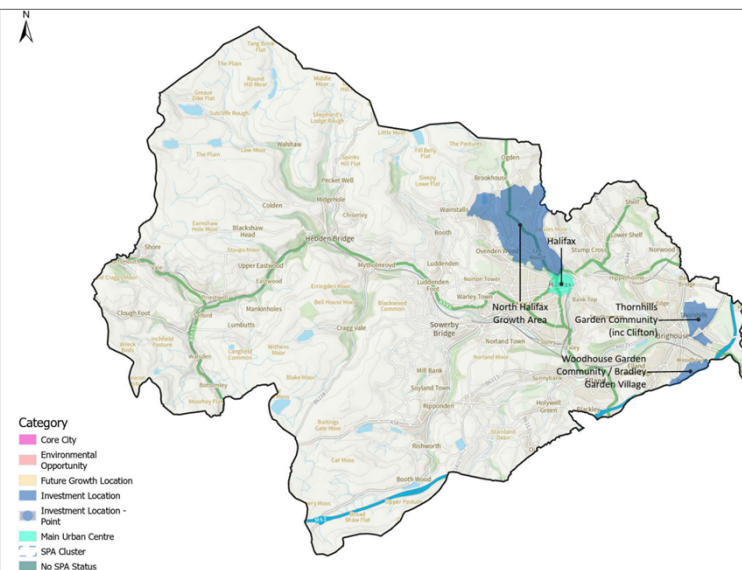
Key Contextual Facts

- Population of 211,439 with 78.2% economically active
- Projected 4% population growth, and 11% household growth
- 76th most deprived Local Authority in England and 16% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 55% of housing need

Local Plan Status

The Local Plan Publication Draft was published in August 2018 and subject to public examination between 2019 and 2021. Consultation on Main Modifications to the Plan have recently been completed and it is expected that the plan will be adopted in 2023.

The plan (as modified) sets out a requirement of 14,950 new dwellings over the plan period 2018/19 to 2032/33 of which 10,469 will be on 141 allocations.



Housing Growth and Regeneration Focus Areas

Housing growth is concentrated around Brighouse, Halifax and Elland. Most significant are two new garden suburbs east of Brighouse consisting of approximately 3000 homes plus supporting infrastructure. Brighouse Town Centre has been awarded £19.1m as part of the Towns Fund Programme, along with £17.5m* for Todmorden.

Halifax town centre is a Main Urban Centre with housing development focussed on brownfield sites through the Halifax Living project. Other improvements are being funded through the Future High Street Fund (£11.7m) and Levelling Up Fund. This is matched by improvements to public transport infrastructure.

Road links within the Borough and to Bradford and Huddersfield will be improved as well as environmental resilience being key.

Focus Areas for SPP Activity

- Brighouse and the Garden Villages Spatial Priority Area, capacity for 3000 new homes; infrastructure improvements to support the garden villages and other housing and economic development
- Halifax Town Centre, predominantly brownfield sites to support over 700 new homes; environmental improvements to support the towns role as a Main Urban Centre
- North Halifax, identified as housing growth opportunity area for approx. 1600 homes; Infrastructure and environmental improvements to support the scale of housing development proposed

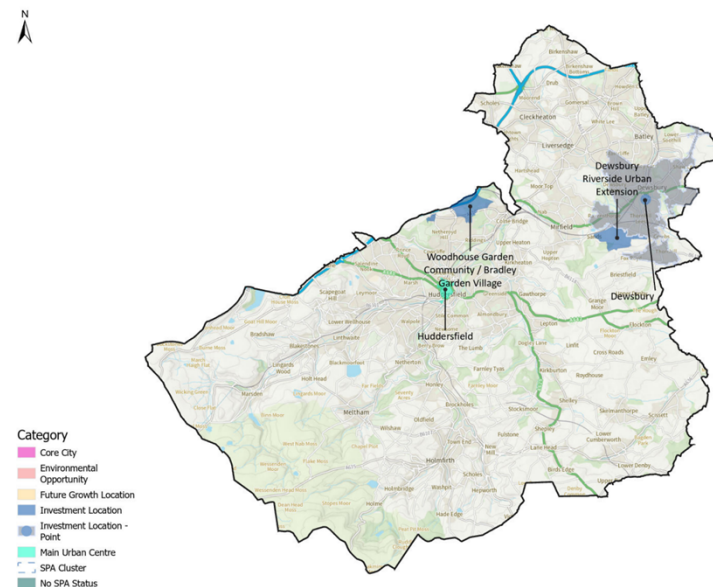
Kirklees Place on a Page

Key Contextual Facts

- Population of 441,290 with 75.4% economically active
- Projected 6% population growth, and 11% household growth
- 87th most deprived Local Authority in England and 12% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 87% of housing need

Local Plan Status

Kirklees Local Plan was adopted in February 2019. The Local Plan sets out the strategic vision and delivery framework for sustainable housing and job growth alongside key environmental and infrastructure requirements across the district. The plan sets out a requirement of 20,067 new dwellings over the plan period.



Housing Growth and Regeneration Focus Areas

Housing growth is focussed on the emerging urban extension sites with the Local Plan at Bradley Park, Chidswell and Dewsbury Riverside. Other areas, sites and Strategic Priority Areas are also important in the delivery pipeline for both housing growth and regeneration. These include the West Huddersfield Housing Gateway around Crosland Moor.

The Huddersfield and Dewsbury Blueprints set out the plans for key town centre regeneration schemes, including town centre living opportunities. These plans align with other regeneration and infrastructure projects and funding sources including the Trans Pennine Route Upgrade, Levelling Up Funding, Towns Fund, HAZ funding, WYCA transport, brownfield housing and housing revenue funds

Focus Areas for SPP Activity

- Bradley Park – sustainable urban extension of c. 2000 homes
- Dewsbury Riverside – sustainable urban extension of c.4000 homes
- Huddersfield and Dewsbury Town Centres – revitalising town centres and heritage buildings
- Chidswell – Mixed use development opportunity with capacity for c.2000 homes

Leeds Place on a Page

Key Contextual Facts

- Population 798,786 with 77.7% economically active
- Projected 7% population growth, and 8% household growth
- 92nd most deprived Local Authority in England and 24% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 139% of housing need, delivering 2.2% of national housing supply in the last 5 years.

Local Plan Status

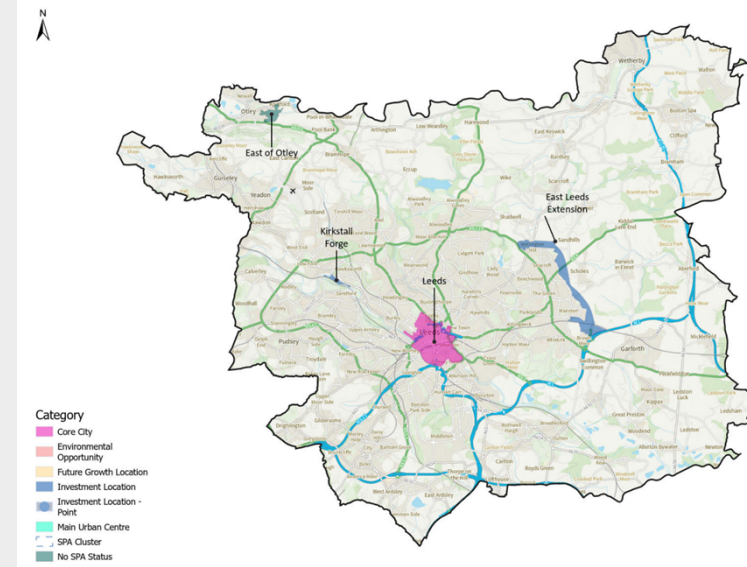
The Leeds Local Plan was adopted in 2014 (amended by the Core Strategy Selective Review in 2019) and sets out the Council's vision and strategy for the area until 2033. The Site Allocations Plan is a key document in the Local Plan and allocates sites with the capacity to deliver 3,247 homes per annum and provides for a 5-year land supply.

The Council is currently undertaking a Local Plan update to ensure that the challenges of the Climate Emergency are addressed through the planning system to move the city towards its net zero target by 2030.

Housing Growth and Regeneration Focus Areas

There are significant housing and regeneration opportunities across the city including East of Otley and a range of priority neighbourhoods and local centres, all of which are central to the ambitions of the city and its inclusive growth.

The Leeds City Centre rim is a key location for the city's housing plans, with potential for well connected, high density, mixed tenure and sustainable homes, alongside mixed-use regeneration and delivery of key transport infrastructure. The growth of the city centre and continued attraction of private investment is already seeing potential markets opening up for the rim of neighbourhoods and beyond the currently defined SPA. There are major opportunities for collaborative work to unlock this through place making, land assembly and patient investments.



Focus Areas for SPP Activity

- East of Otley – Unlocking c550 homes though enabling infrastructure
- Kirkstall Forge – supporting the delivery of mixed-use development and the first residential phases of over 1000 new homes
- City centre/ city centre rim – Innovation Arc, South Bank, Hunslet Riverside, Eastside, Mabgate, West End Riverside, with a collective capacity for c.11,000 homes
- East Leeds Extension – unlocked by the development of East Leeds Orbital Route to deliver up to 5000 homes

Across the city a key priority is to uplift the delivery of affordable housing to meet need and support inclusive growth. Sector partners have signed up to an Action Plan to realise this, the emerging 'city rim' will play a key role with opportunities to deliver at scale.

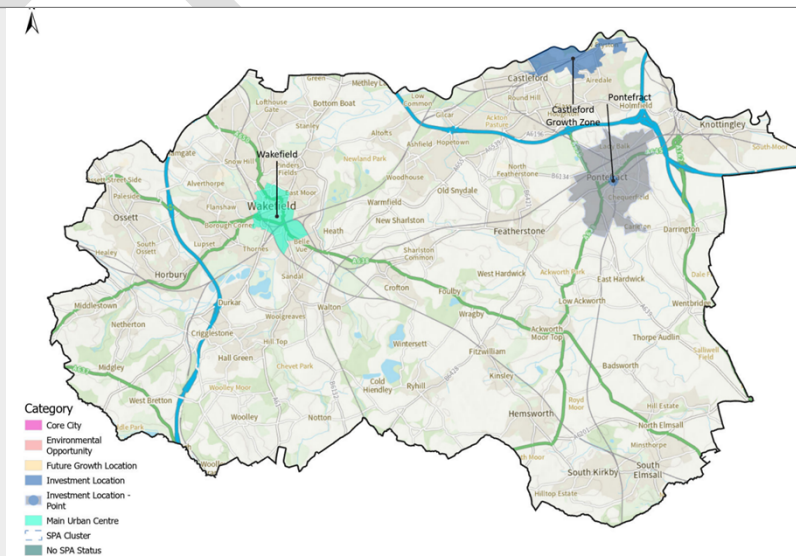
Wakefield Place on a Page

Key Contextual Facts

- Population of 351,592 with 78.1% economically active
- Projected 21% population growth, and 25% household growth
- 64th most deprived Local Authority in England and 16% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 200% of housing need

Local Plan Status

Wakefield's emerging Local Plan is currently at examination stage and adoption is anticipated in 2023. The plan sets out the strategic ambition for the district to 2036. The strategy underpinning the Plan focuses on allocating land, which supports the three sustainable development objectives set out in the National Planning Policy Framework (NPPF), which will support regeneration and/or seek development on previously developed land where possible.



Housing Growth and Regeneration Focus Areas

Special Policy Areas supporting housing growth are focussed across the district predominantly clustered around the five towns area.

Regeneration priorities follow recent masterplan development and include the Castleford Aire River Growth Corridor, large-scale housing and commercial expansion in Knottingley and South Kirkby, plus urban regeneration in Pontefract and Wakefield City.

Focus Areas for SPP Activity

- Castleford Housing Zone – Realisation of the Aire River Growth Corridor Masterplan with capacity for up to 4500 new homes
- Pontefract Masterplan, including the Pontefract Dispensary site, a key heritage development
- Wakefield City Centre Masterplan – redesigning the city centre housing offer.

4.0 Working Together

4.1 Shared values

West Yorkshire Combined Authority and Homes England both hold collaboration as a core value and the Housing Vision recognises the essential need for a for a strong relationship with Homes England.

Homes England and West Yorkshire Combined Authority have a successful track record of working together on a number of key projects and have focussed on collaborating to achieve the Mayor's housing pledge ambition over the last 18 months. This has included working with the West Yorkshire Housing Partnership to develop a shared pipeline of affordable housing development with all 14 of the partnership's members. Homes England is engaged in the governance and operational working groups including attending the Strategic Place Officers Group, Directors of Development and Place, Regeneration and Housing Committee.

This SPP takes the scale of collaboration between Homes England and West Yorkshire Combined Authority to the next level through identifying opportunities for further joint working (with a focus on the medium and longer term prospects as well as capitalising on nearer term opportunities), maximising the resources to support this and creating a governance structure that enables a regular senior level dialogue between Homes England and West Yorkshire Combined Authority. The creation of this PBP is the first step in strengthening our relationship and has been truly co-developed by the Combined Authority, Local Authorities and Homes England.

4.2 Aligning internal resources

Through the SPP partners agree to work closely to progress the identified strategic objectives, enabling greater alignment and focus of resources to unlock housing and regeneration opportunities (including through the targeting of future investment). Fundamental to this new way of working is the commitment of each organisation to draw on the knowledge and expertise of each partner and identify the appropriate resource to respond to activity set out in the Delivery Plan.

The principle of aligning internal resources is about adding value, avoiding duplication but embracing sharing and collaboration. Joining up conversations between Homes England and West Yorkshire Combined Authority, both in terms of the pipeline and project specifics, will also be of benefit to each of the Local Authorities to avoid having the same conversation twice.

Aligning resources will include sharing research and intelligence and jointly commissioning external expertise, where appropriate.

4.3 Place based working and aligning public sector investment

The SPP partners will align, where possible, existing investment to unlock development sites in West Yorkshire, including through the Brownfield Housing Fund (BHF), Affordable Homes Programme (AHP) and Levelling Up Home Building Fund (LUHBF). Using the joint pipeline, the SPP will increasingly seek to align other available funding and investment at a place-level, with a focus on the SPAs in the region.

Through the SPP governance structure, it is intended to use the SPP as a springboard to bring government partners around the table for a place-based dialogue on housing and regeneration including, but not limited to, Cities and Local Growth Unit, Department for Transport, Department of Levelling Up Housing and Communities and Historic England.

4.4 Governance

The SPP will be formalised through a Memorandum of Understanding (MoU), with this PBP the key annex of the MoU. This establishes the governance structure which is a formal Strategic Place Partnership Board which sets the strategic direction of the Partnership, providing a forum for liaison between the parties for the delivery of the PBP, including overseeing the development of business cases for priority projects and assessing performance against the Strategic Objectives. Its responsibilities are as follows:

- Overseeing the development of a joint West Yorkshire housing pipeline, business cases and investible propositions for priority projects;
- Receiving regular reports on progress from operational groups towards achieving the strategic objectives and hold the operational group (West Yorkshire Strategic Place Officers Group) to account on this;
- Make recommendations as it sees fit, on any matter within its remit, to Homes England and/or West Yorkshire Combined Authority (via Place, Regeneration and Housing Committee);
- Engaging key partners both locally and nationally in the effective delivery of the SPP Strategic Objectives; and
- Ensure and commit resource and capacity to deliver the SPP PBP, including the Delivery Plan;

The Board can support schemes at investment stage but investment decisions will remain with the investing bodies whether that be through Homes England or WYCA assurance processes or other parties. Board Members will be supported by relevant officers with administrative support in the first year to be provided by Homes England. The operational group will be the Strategic Place Officer Group to 'own' and complete the tasks within the Delivery Plan and report back to the Board.



4.5 Roles and Responsibilities

The following table sets out the roles and responsibilities of each of the partners in this Strategic Place Partnership.

Homes England	West Yorkshire Combined Authority	Local Authorities
<ul style="list-style-type: none"> To intervene in the housing market, deliver mixed tenure and unlock land through intervention across the breadth of its existing and emerging tools. Appropriate resourcing of the Delivery Plan to achieve the Strategic Objectives through drawing on capacity, skills and expertise from across the Agency. Commitment of resource funding (to be agreed on annual basis subject to budget availability) to support the achievement of the Strategic Objectives. Administration of the SPP governance and coordination of cross-government discussion. 	<ul style="list-style-type: none"> To enable inclusive economic growth across existing and emerging tools. Appropriate resourcing of the Delivery Plan to achieve the Strategic Objectives. Commitment of resource funding (subject to approvals through the Combined Authority's assurance process) through Gainshare to support the achievement of the Strategic Objectives. 	<ul style="list-style-type: none"> Clear articulation of area priorities, including frontloading advice through planning and regeneration teams. Lead on identification of place-based opportunities within respective areas (for example through Local Plan revisions) Progress decisions in accordance with relevant accountabilities Consider the use of statutory, convening and enabling powers in delivery of agreed SPP priorities Appropriate resourcing of the Delivery Plan to achieve the Strategic Objectives.

4.6 Working with Other Partners (incl. RPs, the Private Sector, DLUHC, other government departments)

The SPP can only be effective through collaborative working with partners, both in the public and private sector. The SPP will support and enhance relationships and provide the confidence that we are joined up and effective in identifying and delivering solutions that unlock investment and enable development.

Key partners include Registered Providers (specifically the West Yorkshire Housing Partnership as well as Strategic Partners and other RPs operating in West Yorkshire), developers (including through representative bodies such as Property Forums), investors, government departments and other public sector bodies (such as One Public Estate and Historic England).

The SPP will explore opportunities and mechanisms for engaging with those partners and widening engagement with community housing delivery groups and small to medium sized developers, and the exploration of a mechanism for a joined-up place-based conversation with government.

4.7 Monitoring and Reporting

Monitoring progress against the SPP is of vital importance to the partners. The strategic objectives, and the Delivery Plan, have been designed to be able to be measured either through quantitative or qualitative means. A monitoring framework will be established to ensure eight weekly monitoring can be undertaken by Strategic Place Officer Group. Progress will be reported to the SPP Board, reflected in the Terms of Reference for the Board.

In addition to the monitoring of delivery against the strategic objectives, Homes England is undertaking a long-term evaluation of the success of the Pilot SPPs and the lessons from the pilots are already being reflected through the development of this PBP. It is expected that the West Yorkshire SPP will be included in that evaluation so further lessons can be learnt.

4.8 Engagement and Communication

An Engagement and Communications Plan will be developed alongside this PBP to ensure consistent messaging with external partners about the SPP, to ensure delivery partners are fully engaged to deliver the strategic objectives and to identify the mechanisms engagement. This will also identify opportunities for publicity on the progress on the SPP activities. To ensure all relevant Partners are identified a mapping exercise will take place which will identify existing engagement and any gaps. This will be done as part of the development of the Engagement and Communication plan.

4.9 Equality, Diversity and Inclusion

Both West Yorkshire Combined Authority and Homes England hold equality, diversity and inclusion central to organisational strategy and delivery. As public sector bodies, the Equality Act requires all public sector partners of the SPP to meet certain duties ensuring we are proactive in taking measures that tackle inequality. This SPP has been developed with EDI at its core, the strategic objectives and focus areas outlined in section three strive to create inclusive places that provide access to good quality and affordable homes for people across the region and beyond.

Detailed Equality Impact Assessments will be undertaken at a project level as focus area projects identified within this SPP progress and business cases are developed. At the forefront of this approach is ensuring that equality, diversity and inclusion is a driving principle of our investment decisions and programme development. The Delivery Plan will include an Equality, Diversity and Inclusion KPI to ensure this is measurable with the implementation of the SPP.

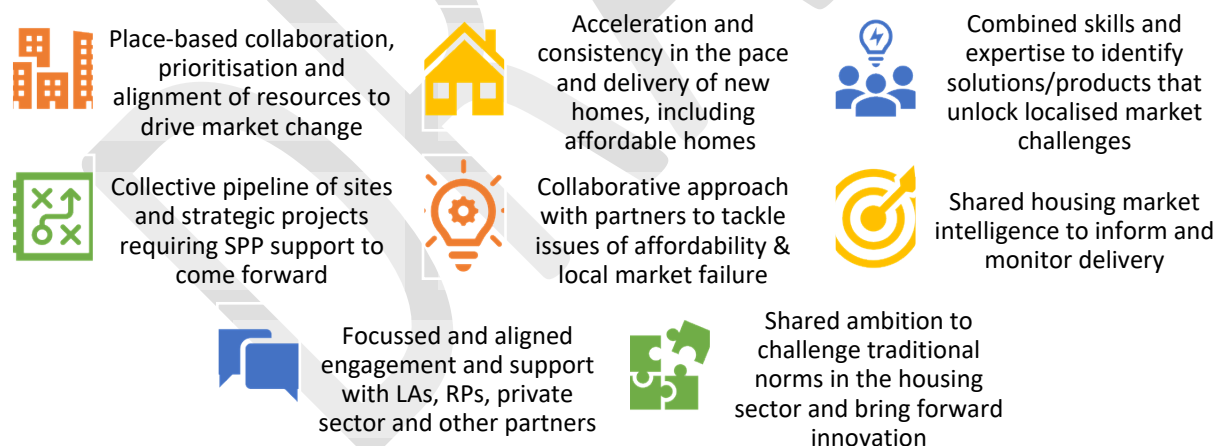
Appendix 1 - What is a Strategic Place Partnership?

Homes England has developed the SPP as a model for partnership working between Homes England and partners at the sub-regional scale with ambitious proposals for place-based growth and regeneration. The SPP is part of a broader social, environmental and economic vision for the place built on a strong pipeline of potential opportunities.

The approach seeks to maximise opportunities in the most ambitious places by identifying a shared ambition and creating a shared commitment to making the pipeline in these places more investible. It does not provide direct access to capital funds but it enables a more focussed approach to the deployment of capacity and resources by Homes England and the Combined Authority to support partners in unlocking opportunities of scale and building longer term resilient housing supply. The model seeks to create added value by combining the strengths of each partner and the resources that they can each bring and lever in.

This document, a shared business plan, sets out the aligned ambition and priorities of the partnership, which is bespoke to West Yorkshire and the unique characteristics of the sub-region, and how working together more closely through pooling resources will progress the pipeline of housing and regeneration projects to achieve the ambition.

The SPP approach is based on the following principles:



The model has been developed in partnership with Department of Levelling Up, Housing and Communities (DLUHC). The Department will support the SPP to make connections across government and with key policy areas, to support a place-based approach in West Yorkshire.

How does a SPP work?

The SPP for West Yorkshire will be formalised through a Memorandum of Understanding (MoU), with this Partnership Business Plan (PBP) the key annex of the MoU. The PBP is a shared plan which sets out the detail of the Partnership including:

- The ambition of the partners and the partnership;
- The place-based challenges and opportunities in West Yorkshire;
- The strategic objectives for the SPP and a series of objectives which will be the measurement of how the objectives are being met;
- Delivery plan which sets out how the objectives will be achieved, accompanied by a Resource Plan, with a focus on outcomes and outputs achievable in Year 1 of the partnership;
- The pipeline and place-based priorities (nearer term, medium term and long term);
- Principles for working together and a governance plan.

Whilst the objectives are intended to be long term the SPP sets a relationship and intended outputs and outcomes for a minimum of 5 years. This is detailed through the Delivery Plan which will be set out on an annual basis and focus on the intended outputs and outcomes for the year ahead.

Progress against the Delivery Plan will be reviewed quarterly by West Yorkshire Strategic Place Officers Group and biannually at the Strategic Place Partnership Board to ensure progress.

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Strategic Place Partnership Board

Draft Terms of Reference

Purpose

1. The Purpose of the Strategic Place Partnership Board is to set the strategic direction of the Partnership, providing a forum for liaison between the Parties for the delivery of the Partnership Business Plan, including overseeing the development of business cases for priority projects and assessing performance against the Strategic and Place Based Objectives.

Composition

2. The Partnership Board shall comprise the following Members:
 - a. Homes England –
 - Homes England Chair/Chief Executive/Board Member, Executive
 - Director of Markets, Partners and Places;
 - Director of Cities and Major Conurbations
 - b. West Yorkshire Combined Authority –
 - Mayor of West Yorkshire,
 - Chair of Combined Authority Place, Regeneration and Housing Committee,
 - WYCA Chief Executive,
 - Director of Policing, Environment and Place,
 - Chair of West Yorkshire Directors of Development,
 - Chair of the West Yorkshire Housing Partnership.
 - c. Local Authority
 - The relevant Local Authority elected representative of the Place Regeneration and Housing Committee will be invited to attend where specific agenda items relate to their Local Authority area.
 - d. The Board will be supported by the following officers on an advisory basis attending where there are relevant items
 - WYCA Head of Place and Environment
 - WYCA Head of Housing
 - WYCA Housing Programme Development Lead
 - WY Chief Executive Planning and Housing Lead
 - WYCA representative from Economic Implementation where specific sites are discussed
 - Homes England Head of Cities and Major Conurbations
 - District representatives to be invited where specific sites discussed
 - Representatives from DLUHC and BEIS Cities and Local Growth Unit

Chair

3. The Mayor shall initially serve as Chair of the Partnership Board ("the **Chair**"). The Members will by prior agreement have the ability to rotate the Chair.

Quorum

4. The quorum for the Partnership Board meetings shall be 4. No meeting shall be quorate unless at least one representative from each Party, set out in **paragraphs 2 a and b** above, is present.

Administrator for the Partnership Board

5. The Chair shall appoint the Administrator to the Partnership Board on an annual basis. The Administrator's role has no voting powers or delegations at the Partnership Board and the function is purely administrative and to assist the Chair in the arranging of the meetings, recording minutes and collating all the papers for each meeting.
6. Homes England will provide one of its officers to take on the role of Administrator for the first year.

Meetings

7. The Partnership Board shall meet biannually for a closed meeting on dates which are to be agreed by the Members in the previous year.
8. Meetings shall preferably take place in person at venues provided by each of the Members, on a rotational basis where possible. By exception, meetings may take place virtually.
9. As may be required and on the prior written request of the Members, consultants and/or representatives from either Party will be invited to attend the Meetings. For the avoidance of any doubt any third party not being a Member shall not be involved in the decision making taken by the Partnership Board.
10. The Partnership Board shall take decisions on based on a majority vote.
11. An Agenda and all necessary accompanying papers shall, wherever possible, be despatched by the Administrator 7 days prior to each meeting.
12. The Administrator shall produce minutes of all meetings of the Partnership Board within two weeks.

Duties, Responsibilities, and the Partnership Business Plan

13. The Partnership Board shall:
 - a. Collectively determine a Chair;
 - b. Agree the West Yorkshire SPP Partnership Business Plan, including the annual Delivery Plan;
 - c. At any time, recommend to Homes England, and West Yorkshire Combined Authority, in turn, any amendments or additions to the Partnership Business Plan;
 - d. Update the Delivery Plan on, at least, an annual basis;
 - e. Progress the delivery of the Strategic and Place Based Outcomes through:
 - Overseeing the development of a shared WY strategic housing pipeline, business cases and investible propositions for priority projects;
 - Receiving regular reports on the progress from the operational groups on achieving the Strategic and Place Based Outcomes and hold the operational group (SPOG) to account on this;
 - Make recommendations as it sees fit, on any matter within its remit, to Homes England and/or West Yorkshire Combined Authority;
 - Engaging key partners both locally and nationally in the effective delivery of the SPP Strategic and Place Based Outcomes;
 - Ensure and commit resource and capacity to deliver the West Yorkshire SPP Partnership Business Plan, including the annual Delivery Plan;
14. The purpose of the Partnership Business Plan and Delivery Plan is to establish which matters over the next 12 to 36 months are priorities for the Parties in order to achieve the shared aspiration for the effective delivery of the Strategic Place Partnership Strategic and Place Based Objectives.

Governance Relationships

15. The Members, acting unanimously, shall be responsible for agreeing and, if necessary, amending the Terms of Reference of the Partnership Board.

16. The Partnership Board shall review its Terms of Reference from time to time as and when necessary.
17. These Terms of Reference shall be read in conjunction with the Memorandum of Understanding "Memorandum". If any provisions of the Memorandum conflict with any provisions of these Terms of Reference, these Terms of Reference shall prevail.
18. The Administrator shall maintain an official record of all Partnership Board proceedings and a library of Partnership Board documents.

DRAFT



Report to: Place, Regeneration and Housing Committee

Date: 2 March 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 The purpose of this report is to:

- update the Committee on the programme development for Investment Priority 3 (IP3) Creating Great Places and Accelerated Infrastructure.
- consult the Committee on the proposed Employment Accelerator Programme Methodology.

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)
- **Investment Priority 2:** Skills and training for people

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

- **Investment Priority 3:** Creating Great Places and Accelerated Infrastructure
- **Investment Priority 4:** Tackling the Climate Emergency and Environmental Sustainability
- **Investment Priority 5:** Future Transport
- **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 We have the opportunity to use Gainshare to develop projects that could then either be for the Combined Authority to fund directly and/or leverage in other funding to progress and complete the projects. There are also a number of other funding sources that could be used to develop the projects under this investment priority.

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

Previous Committee Engagement and Approvals

2.4 The development of the IP3 Portfolio and prioritisation process was considered at the following Committee meetings:

- Place, Regeneration and Housing Committee (7 July 2022): Agreement on initial themes for Authority work under IP3. The themes were: Housing; Digital Infrastructure; Capital Infrastructure Flood Programme; Design Quality; Safer and Stronger Communities; Employment Opportunities and Green Infrastructure.
- Place, Regeneration and Housing Committee (5 January 2023): Engagement on the ongoing work to prioritisation and development of workstreams.
- Combined Authority (2 February 2023):
 - Endorsement of proposals for the next phase of development of programmes to support delivery of IP3, building on initial deployment of Gainshare and other funds.
 - Project Approvals report: Capital Flood Risk Management Programme; The principal that £10,000,000 of Combined Authority funding is utilised as 'match' to leverage other funding sources; that development work commences on the development of the next business case stage; Programme Development Funding Approved £113,735.

2.5 Further engagement will be undertaken with Committees and local authority partners as the business cases for specific themes and programmes are developed.

IP3 Portfolio Business Case (Strategic Assessment)

- 2.6 Following previous engagement with this Committee and the Combined Authority an IP3 Portfolio Strategic Assessment (Decision Point 1) was submitted for internal assurance (10 February 2023) and will be considered by the Combined Authority (16 March 2023).
- 2.7 The overarching aims of the portfolio align with the West Yorkshire Investment Strategy (WYIS) and are outlined below:
- 1) **Increase the resilience of communities** with a focus on ensuring that interventions support our most excluded and deprived groups and communities.
 - 2) **Accelerate and improve the quality of infrastructure** delivered driving investment to locations and communities most in need.
 - 3) **Drive inclusive and sustainable growth** through investment aligned to development land and property (with a focus on providing good jobs and affordable homes in our region and reducing national economic disparities). Enabling good quality housing and employment growth through providing resource and capacity at a local level to accelerate delivery in strategic locations.
- 2.8 The Strategic Assessment outlines the following high level themes which comprise a range of programmes/projects to deliver the objectives for Investment Priority 3:
- Housing and Regeneration
 - Employment Land
 - Spatial Priority Areas
 - Flood Infrastructure
 - Digital Infrastructure
 - Natural Environment and Green Infrastructure
 - Safer and Stronger Communities (Safer Parks)

Overview of Proposed Portfolio Themes and Programmes

- 2.9 The table at Appendix 1 provides an overview of the hierarchy within the proposed IP3 Portfolio (subject to assurance and Combined Authority approval). This is structured with high level themes and the proposed programme(s) within each theme area. Appendix 1 also provides an overview of the challenge for each theme and the proposed programme(s) that will be considered.
- 2.10 In order to support development of the next stage in business case development and/or accelerate the programme the IP3 Portfolio business case outlines proposals for development funding (to be considered, and subject to the approval of, the Combined Authority on 16 March). These relate to the Housing Accelerator Fund; Spatial Priority Areas Delivery Model Programme and Portfolio level evaluation and monitoring.

- 2.11 The current estimated timescales for the next business cases under IP3 are summarised below, subject to the Assurance Framework:

Theme / Programme	Proposed Timescale & Committee
Capital Flooding Infrastructure Programme Strategic Outline Case	June 2023 Combined Authority/Climate Committee
Housing Accelerator Fund Strategic Outline Case	June 2023 Combined Authority/Place Committee
Digital Infrastructure Programme Strategic Outline Case	Late 2023 Combined Authority/Place Committee (subject to funding)
Employment Land Business Justification Case	June 2023 Combined Authority
Spatial Priority Area Delivery Models Business Justification Case / Strategic Outline Case	Release of funding in June to progress development work and then early 2024 Combined Authority/Place Committee for next stage

- 2.12 Subject to approval of this report, Combined Authority officers will coordinate the development of the IP3 Programme/Project business cases for the Authority's assurance process and continue to seek other funding sources where required.

IP3 Programme Specific Updates

Housing Accelerator Fund

- 2.13 Housing delivery, particularly affordable and sustainable housing, is a key priority of the Combined Authority and one of the ten pledges of the Mayor. In West Yorkshire, there are many sites that need support to bring them forward for development. The proposed Housing Accelerator Fund would build on the established Housing Pipeline Revenue Fund (HPRF) that was secured through the devolution deal providing £3.2million in revenue funding to support the development of the strategic housing pipeline. The current Housing Pipeline Revenue Fund programme is due to end in March 2023.
- 2.14 This is strongly aligned to the housing theme and the outcomes of IP3 and Investment Priority 4² which includes proposals for a Better Homes Hub. The Hub has been established to enable the vision of ensuring everyone in West Yorkshire can live in a warm, comfortable and low carbon home. It aims to tackle the numerous and complex barriers that exist in retrofitting the region's homes with energy efficiency measures and renewable energy technologies. It will do this by developing support, advice, mechanisms and finance that enables everyone in West Yorkshire to upgrade their properties if they so wish.

² Investment Priority 4: Tackling the Climate Emergency and Environmental Sustainability

This also sits alongside the work to develop the Strategic Place Partnership that is subject to another paper on this agenda.

Lessons Learned from the HPRF Programme

- 2.15 The Housing Pipeline Revenue Fund programme has provided direct support to Local Authorities to add much needed resource and capacity to develop pipeline sites. In summary HPRF has:
- Supported 64 projects helping to progress sites that could enable the delivery of 20,000 new homes (subject to planning approvals)
 - Part funded additional capacity and resource in Local Authority teams either via Local Authority direct recruitment or consultancy (for example x3 posts directly in Calderdale Council's housing growth team, x1 highways expert and x1 drainage consultancy support in Kirklees Council).
 - Tested the deliverability of schemes by providing technical and feasibility work to identify barriers to delivery and identify indicative costs followed by initial viability analysis (e.g. Gomersal Primary School in Kirklees, x6 council owned sites in Bradford, Pontefract Dispensary in Wakefield).
 - Funded direct marketing of sites which have resulted in attracting high levels of interest from local and national developers (e.g. Cock Hill Lane in Calderdale)
 - Engagement and procurement of developer partners at key projects (linked to the spatial priority areas) such as Bradford City Village and North Halifax.
 - Demonstrated the Combined Authority and the constituent Local Authorities' ability to provide confidence to key stakeholders in commitment to housing delivery across the pipeline. Crucially this has directly led to the development of West Yorkshire Combined Authority as Strategic Place Partner with Homes England
- 2.16 Some of the key lessons learned that the project team have noted to date through the programme include;
- The programme has demonstrated a need to apply revenue funding to support the development of projects in the housing pipeline. The funding has accelerated projects towards delivery where Local Authority and Combined Authority budget constraints would otherwise have led to projects becoming stalled or progressing at a much slower pace.
 - The time sensitive nature of the viability and feasibility studies mean that information and feasibility testing can quickly become out of date particularly in uncertain economic conditions and a fluctuating market, therefore programme flexibility is essential.
 - The programme is limited in providing direct revenue fund support to land that is owned or in partial control by the public sector due to UK subsidy control issues in providing the funding directly to the private sector. This is due to public sector funding to de-risk sites may increase the value of land for the sole benefit of the private sector developer and/or landowner and thereby creating a competitive or commercial advantage in the marketplace.
 - The programme needs to be flexible to adapt to new opportunities coming forward (for example as local plans are revised, new capital funding

streams become available, sites move closer to the market). Therefore, priority sites may change across the life of the programme.

- The programme benefits from a programme manager to work at a regional level to maintain an oversight of projects and forward plan future tranches of funding to allow continuity in delivering complex projects.
- The ability to delegate project level approvals should be reviewed to expediate the release of funding.

- 2.17 An independent evaluation of the programme against the objectives set out in the Strategic Outline Case will take place following the closure of the programme on 31st March 2023. Following the evaluation, the current programme will come to a formal closure.

Development of the Housing Accelerator Fund

- 2.18 Following the closure of the HPRF 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.

- 2.19 Building on the Housing Revenue Fund the purpose of the Housing Accelerator Fund will support projects across the strategic housing pipeline to get to an investment ready position to access 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 is proposed to have 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 programmes.
- 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.

- 2.20 As was the case for the HPRF Programme, the West Yorkshire Strategic Housing Pipeline will form the basis of sites that may be supported using the Housing Accelerator Fund. This pre-development pipeline is a dynamic tool that consists of the most strategic opportunities for housing development in the region that demonstrate a market failure and are likely to require some public sector intervention to move forward. As the pipeline is a live tool, the number of projects is subject to change as new opportunities arise (as was noted in the lessons learned for the HPRF programme), the addition of new sites to the pipeline is driven by expressions of interest for new sites to be added coming forward from Local Authority teams. These are then assessed against their

strategic fit with the Combined Authority's objectives and are predominantly linked to the regions' identified Spatial Priority Areas (SPAs), although not exclusively.

- 2.21 In order to access revenue funding, the pipeline sites were prioritised using a scorecard methodology for the HPRF programme. A similar approach is proposed to be undertaken for the Housing Accelerator Fund, however, the learnings from HPRF mean that some of the scorecard categories will change or be given a greater weighting for the Housing Accelerator Fund. The scoring categories will broadly include:
- **Strategic fit:** alignment with the Combined Authority's Strategic Economic Framework and Mayoral priorities (e.g. net zero, affordable housing).
 - **Location:** Sites identified within SPAs or as part of the Homes England Strategic Place Partnership focus areas will score more highly.
 - **Land:** Brownfield sites will rank more highly and sites or projects with a greater level of public sector control or influence will score more highly.
- 2.22 Consideration will also be given to broader categories such as deliverability and market interest, however as the nature of the Housing Accelerator Fund is to test this and provide local capacity and resource to accelerate delivery, this will be weighted less than the other proposed categories. There is also a need to be flexible across the programme so the scoring approach may be revisited as new opportunities arise across the life of the programme.

Housing Accelerator Fund Next Steps

- 2.23 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.
- 2.24 Work is ongoing to develop the Strategic Outline Case for the Housing Accelerator Fund which, subject to the outcome of assurance recommendations, we aim to present to Place Regeneration and Housing Committee in June 2023 for approval to proceed with the programme delivery. The aim of bringing this to Committee ahead of the formal approval is to seek the Committee's input into the shape and approach of the programme so this can be reflected in the business case.

Employment Accelerator Fund - Next Steps

- 2.25 The development of an Employment Accelerator Fund would provide revenue funding for a West Yorkshire wide pipeline of employment sites. Similar to the housing revenue funding the development of a revenue fund applied to employment sites will allow direct support to Local Authorities to add much needed resource and capacity to develop and unlock their pipeline sites. The

funding could be used to ascertain constraints and testing viability or barriers to investment.

- 2.26 The need for this revenue funding has been identified to enable a targeted approach to employment land and development acceleration, building on the success and lessons learnt of the Enterprise Zone programme, to create new opportunities to maximise employment investment and bring jobs growth to the region. It is also important that the sites work with, and for, the communities that they will serve. It is in line with the recommendations of the Employment Land and Property Study undertaken in February 2021 which recommended that the Combined Authority establishes a dedicated fund for site assembly, preparation and infrastructure and that further work be undertaken to establish the need for a commercial loan fund. Establishing an Employment Accelerator revenue fund is a first step towards understanding and overcoming barriers to delivery of employment land. Work has been undertaken to begin to build a pipeline of sites in support of the IP3 portfolio Strategic Assessment. Existing evidence held by Local Authorities and the Combined Authority is being applied to identify strategic employment sites with the potential to deliver key outcomes aligned to IP3.
- 2.27 The aim of bringing this to Committee ahead of the formal approval is to seek the Committee's input into the shape and approach of the programme so this can be reflected in the business case. We are therefore seeking some initial feedback on direction of travel.
- 2.28 Feedback is sought on the methodology outlined at Appendix 2. Specifically, we are seeking views on:
1. The proposed 3 stage methodology for the Employment Accelerator Fund – does the committee support the approach as set out?
 2. The proposed approach and scope for the prioritisation of sites:
 - a. does the committee support the approach to have an agile prioritisation of sites to respond to funding opportunities as they arise?
 - b. does the committee agree with the identified prioritisation factors?

Spatial Priority Area, Delivery Models – Next Steps

- 2.29 Our Spatial Priority Areas (SPA) are the largest and / or the most strategic growth opportunities within West Yorkshire. Identified in partnership with the 5 Authorities and agreed and endorsed by the Place Committee, they provide consensus on the best opportunities in our sub-region where coordinated infrastructure investment will achieve balanced growth across the area.
- 2.30 SPAs are of regional significance, and some are cross-boundary locations. This can help with building funding cases and with prioritisation when funding opportunities arise, but it also helps with building status and investor interest in key locations. Whilst the SPAs have provided a focus for various pipeline / programme activities, there has been no targeted, holistic approach to delivery

across any of the SPAs to date. Again, the aim of this work is to support site development that will create jobs, attract inward investment and build high quality developments in our communities.

- 2.31 Subject to approval of the IP3 business case, the next stage will be the procurement of a partner to provide consultancy support in developing bespoke delivery models for Spatial Priority Areas for the next stage of business case development. Significant support is required in advance of development of a robust business case for targeted intervention. The proposals will allow flexible application of consultancy support working in partnership with each of our 5 local authority partners on one or more of the allocated SPAs.

3. Tackling the Climate Emergency Implications

- 3.1 The IP3 portfolio will support the ambitions of the Carbon Emissions Reduction Pathways for the region 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.

3. Inclusive Growth Implications

- 4.1 The 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.
- 4.2 Inclusive growth impacts are outlined in the IP3 portfolio business case and will be further developed for each programme, for example the potential to deliver local employment, improved housing quality and social value.

4. Equality and Diversity Implications

- 5.1 An Equality Impact Assessment (EqIA) Stage 1 Screening has been undertaken for the IP3 Portfolio business case.
- 5.2 The EqIA notes that there is potential for the programmes to make a moderate to positive impact on the majority of the themes. This will be further developed

by programme level Stage 2 EqlAs as the programmes proceed through assurance and into delivery.

6. Financial Implications

- 6.1 The report provides an outline of the IP3 Portfolio and potential cost implications for Combined Authority Gainshare. Any funding decisions will be made by the Committee at the appropriate business case stage.

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 has been led by existing staff in the West Yorkshire Combined Authority Place and Environment team in consultation with partner councils. Officer time and support is gratefully received. As programmes develop additional programme management resource will be outlined as required. A request for development funding for a programme manager to support the Housing Accelerator fund will be part of the assurance review at Strategic Assessment stage.
- 8.2 The Combined Authority (3 February 2022) 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 IP3 Portfolio has been developed in partnership with local authorities and the appropriate Committees.

10. Recommendations

- 10.1 That the Committee notes the programme development work Investment Priority 3 and considers on the next stages for each programme.
- 10.2 That the Committee comments on the proposed Employment Accelerator Methodology.

11. Background Documents

[West Yorkshire Investment Strategy](#)

12. Appendices

Appendix 1 – Investment Priority 3 Portfolio Themes and Programmes

Appendix 2 – Employment Accelerator Proposed Methodology

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Appendix 2: IP3 Portfolio Themes and Programmes

The table below provides an overview of the Investment Priority 3 Portfolio. This is structured with high level themes and the proposed programme(s) within each theme area.

Table A2.1: Proposed Portfolio Themes and Programmes

Portfolio Theme & Potential Programme(s)	Overview
Housing: Housing Accelerator Fund	Extension of the existing Housing Revenue Fund (HRF), which has supported 59 projects. An extension would enable a similar number to progress towards delivery. A future capital funding programme would assist with unlocking stalled and unviable sites where public funding is required.
Employment Land and Development: Employment Accelerator Fund	Provision of revenue funding to support project / business case development and feasibility work. Would enable sites to progress towards delivery including feasibility studies, options appraisal, master planning, development appraisal, equality/diversity impact, infrastructure connectivity including renewables and transport. Greater readiness of schemes could also attract further Government funding.
Spatial Priority Area Delivery Models: Programmes TBC	<p>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 including across the Spatial Priority Areas (SPAs).</p> <p>Revenue used to support the development and implementation of delivery routes for Spatial Priority Areas (priority locations for large scale growth and regeneration). Develop a spatially focused approach to delivery, across themes and tailoring development models, utilising a suite of tools such as grants, put options, direct investment, CPO and potential use of Mayoral Development Corporations (MDCs), to suit the site-specific requirements of individual SPAs.</p>
Digital Infrastructure: Flexible Gigabit Grants Programme & Gigabit Voucher Programme	<p>There is currently about 82% gigabit broadband coverage in WY 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.</p> <p>This theme will include programmes that aim to stimulate commercial investment in broadband in areas of market failure. This will include consideration of a local Gigabit Voucher Programme and Flexible Gigabit Grant Programme</p>
Digital Infrastructure: Connected Places	<p>Digital technology and innovation are developing at pace and offer a range of opportunities for efficiency, carbon and financial savings within place based applications (referred to as Connected Places, or Smart Cities). Currently there isn't a cohesive approach to this workstream, notwithstanding significant areas of local innovation happening across West Yorkshire.</p> <p>This programme requires evidence base and engagement. Further work is ongoing across the partnership, with commercial support to identify opportunities, challenges and a potential pipeline of connected places activities. This theme would identify opportunities to scale up and deliver this agenda at a West Yorkshire geography.</p>
Flood Infrastructure: Capital Flood Infrastructure Programme	<p>In West Yorkshire approximately 39,000 residential properties and 13,000 commercial properties in fall within a flood zone. Flooding is likely to become a more frequent occurrence as a result of climate change.</p> <p>24 schemes have been identified to address this risk, but many need additional investment unlock government contributions and start delivery.</p> <p>NB: Programme approved at Strategic Assessment (Combined Authority, 2 February 2023)</p>

<p>Natural Environment and Green Infrastructure: Proposed programmes in scoping</p>	<p>The natural environment has a critical role to play in underpinning a 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.</p> <p>Potential programmes to be developed/supported include: Local Nature Recovery Strategy; White Rose Forest; Green Infrastructure and Access to Health; Regenerative Nature Recovery Schemes; Farmer and Landowner Information and Support Service</p>
<p>Safer and Stronger Communities: Safe Parks Pilot</p>	<p>There is a significant disparity between male and female victims of sexual offences and violent crimes in West Yorkshire and nationally. Improving safety for women and girls is a priority reflected in the Mayor's Police and Crime Plan and in her Safety of Women and Girls Strategy, published in 2022.</p> <p>Our Parks for Women and Girls research report with the University of Leeds was published in December 2022 and has given us a wealth of insight into women and girls' perceptions of safety in parks. We are currently writing guidance for a national audience on the design and management of parks, which will be launched in May 2023, to take the next steps in translating this evidence into action.</p> <p>Pilot Safer Parks Project – design principles identified by the research (such as visibility, escape, surveillance, layout), will be applied to a new park or improvements to an existing park, with monitoring before and after to determine any changes in footfall, crime and perceptions of safety.</p>

Appendix 2 - Employment Accelerator Proposed Methodology

A 3-stage methodology is proposed.

Stage 1 – Site selection and intelligence gathering.

This includes the development of an Employment Accelerator Fund Sites Pipeline. We have developed the following criteria for identification of sites. This is based on the definition of strategic employment sites defined in the Leeds City Region Strategic Employment Evidence - Land and Property report (2021)¹ produced by Hatch. The criteria are:

- **Spatial Priority Areas:** Sites falling entirely or partly within a Spatial Priority Area and which are 0.5ha or above in size
- **Scale and size:** large sites over 15 Ha are generally regarded as strategic as they offer the scale needed to attract large scale inward investment
- **Location:** The site and the geographical area that it serves. Sites located close to key transport infrastructure such as motorway junctions, major rail infrastructure, wharfs or airports can usually be considered to be strategic.

NB. Additional sites will be considered outside these parameters when promoted by LA Partners and where there is a compelling case to do so.

The initial pipeline will be based on land that is allocated for employment uses or brownfield employment land but will not be limited to this. We are keen to work with local authorities to identify where there may be opportunities for new employment sites that reflect emerging thinking on new local plan preparation and other opportunities that may be presented because of other infrastructure investment such as Mass Transit, for example.

As part of this initial intelligence gathering process, we will undertake a desk top review of sites, including planning history and planning policy review, previous known land uses, site constraints (i.e. flood zones, power cables, listed buildings etc), site access, ownership and known site delivery issues. This will be completed in consultation with LA Partners.

Stage 2 – Site prioritisation.

Once the pipeline sites are identified, a score card approach will be used to prioritise sites for use of revenue funding, this mirrors the tested approach used in the Housing Pipeline. This criteria-based approach will prioritise sites aligned to the Combined Authority priorities and local growth strategies.

Prioritisation factors in the pipeline include:

¹ [Regeneris Report \(westyorks-ca.gov.uk\)](https://www.westyorks-ca.gov.uk/regeneris-report)

- **Job Growth Potential:** sites which can deliver employment growth in sustainable locations, supporting skills development and particularly in areas where there is a need for regeneration and higher levels of deprivation as identified through the Index of Multiple Deprivation.
- **Sectors:** sites can be prioritised where they have the potential to meet the needs of high growth or priority sectors², support the expansion of key clusters, building on the region's existing strengths, or have the ability to provide a range of flexible units, including growth space, within a high quality and well planned environment.
- **Political:** alignment to the Combined Authorities Strategic Economic Framework / West Yorkshire Investment Plan / Mayoral Priorities and to Local Plan Policy and Local Authority economic growth and regeneration strategies.

We are keen to retain an element of flexibility to the prioritisation of sites to allow our approach to be agile and reactive. The above approach means that we will be able to prioritise different sites to respond to opportunities for funding as those opportunities come forward. For instance, if a new opportunity for capital funding comes forward focused on advanced manufacturing, we want to have sufficient flexibility to adapt the prioritisation of the pipeline to select those relevant sites.

Stage 3 – Site acceleration activity

Based on the outcomes of stages 1 and 2, we intend to develop a programme of works to accelerate employment site delivery through site promotion and de-risking development locations. Activities would include, but not be limited to: securing feasibility studies and detailed site assessments, master planning, development and option appraisal and market analysis.

Aligned to this, we would work with LA Partners to explore opportunities to attract investment through positive promotion and partnership working alongside the potential use of restrictive planning policy to target key sectors on some sites. As with the Housing Pipeline, there is potential to utilise revenue funding to support LA Partners with addressing resource gaps if this is appropriate.

These activities will support follow on commercial investment by developers and / or allow the CA the agility required to successfully bid for and deliver schemes aligned to national funding streams as they come online (e.g Investment Zones).

² Priority Sectors will be agreed in consultation with Local Authority Partners and based on Combined Authority and Local Authority Policy and Strategies.



Report to: Place, Regeneration and Housing Committee

Date: 2 March 2023

Subject: **Dementia-ready Housing Task Force 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 To update the Committee on the Dementia-Ready Housing Task Force: its progress to date and proposed next steps.

2. Information

- 2.1 The West Yorkshire mayor's housing pledge in May 2021 included the commitment to establish a Dementia Ready Housing Task Force with the ambition of ensuring all older people's housing and related services are dementia friendly. The Dementia-ready Housing Task Force was established in March 2022 to deliver this commitment.
- 2.2 In 2020, 1 in 14 people aged over 65 were living with dementia in England. This is expected to rise to 1 in 10 people by 2030 (1 in 12 in West Yorkshire). About two-thirds of adults living with dementia do not live in purpose-designed housing, so we must ensure that more older people's housing is dementia-ready. This will not only lead to happier and healthier residents but will also mean fewer voids / less churn for housing providers, less pressure on hospital beds (as a home that is not dementia-friendly can lead to falls and other accidents that are life-changing), and more stable communities as people can stay in their homes for longer, allowing stronger social ties to form.

- 2.3 The primary aim of the task force is to improve the well-being of those with dementia in West Yorkshire and their carers, through its influence on public sector housing, both new and existing. The supporting aims are:
- To build an awareness of dementia across housing providers in West Yorkshire, influencing and facilitating these organisations to implement change
 - To develop strategies for signposting to related services and best practice
 - To develop a West Yorkshire Dementia-ready Housing Strategy to ensure that the region's housing provision is appropriate for rising levels of dementia.
- 2.4 The task force is made up of representatives from local authority housing teams, housing associations from the West Yorkshire Housing Partnership, public health, NHS, OHID, Homes England, the Alzheimer's Society, Leeds Older People's Forum, the West Yorkshire Health and Care Partnership and academics. It has made a commitment to focus on the individual living with dementia, to understand their needs and how they are impacted by the service and the home.

To date it has:

- Drafted objectives, both short-term (to May 2024) and longer-term (beyond May 2024), taken from the APPG Housing and Care for Older People report 'Housing for people with dementia – are we ready?'
- Compiled data on older people's housing and dementia in West Yorkshire – providers, housing options advice providers, housing services, policies/strategies and working groups – which will feed into the WY Housing Strategy
- Begun working with CEOs of the WY Housing Providers Group to establish numbers of dementia friendly new homes proposed over the next 5 years and to establish a baseline of WY housing providers homes that are currently dementia friendly
- Built a joint understanding of good practice in housing for those with dementia, including visiting two exemplary housing schemes in West Yorkshire, one with Mayor Brabin.
- Established a network of Dementia Champions at a senior level in each of the West Yorkshire Housing Partnership's organisations and held the first meeting with the Champions in January 2023.
- Drafted a set of 8 criteria which describe what dementia-readiness means – split into physical, technological and social factors as below:
 - **Entrance** - The entrance to the person's home is well-lit and personalised/made distinctive from other doors in their block, street, or housing development.
 - **Access to the outdoors** - There is access to a private or semi-private outdoor area. The access from all external doors is barrier-free/level.

- **Technology** - Assistive technology is available and promoted so that residents are aware of it. For example: adapted phones, telecare, positioning and help alarms, fall detection, etc., big-button remote control, anti-flood plugs, reminder alarms, automatic lights, large-face analogue clock etc., to suit the person's needs.
 - **Bathroom** - A level access wetroom is provided. Toilets/shower rooms/bathrooms have fixtures and fittings which are recognisable, easy to use and provide sufficient contrast.
 - **Layout** - The internal layout is easy to navigate. The bed is able to be positioned so there is a direct line of sight from the bedhead to the toilet.
 - **Cupboards/storage** - A mixture of glazed cupboards, open shelving or other identification tools (such as easy-to-read labels) are provided in the principal living areas (kitchen, living, toilet and bedroom).
 - **Neighbourhood** - There are other homes close by. There is a range of amenities within 1km of the home. Outdoor walking routes are easy to navigate and have places to rest and interesting things to see and do along the way.
 - **Social support** - There is a senior-level Design Champion at the housing provider. All staff receive a Dementia Friends session as part of their induction and this is also promoted to residents and local businesses. There is additional training for staff who regularly interact with people affected by dementia. Residents are supported to access meaningful activities, points of interest or stimulation.
- Engaged with the Department for Health and Social Care to discuss a bid to its Housing Transformation Fund to facilitate improvements to housing and expansion of dementia awareness in housing providers

Next steps

2.5 The task force is seeking a funding source to accelerate its work. It was expected that the national Housing Transformation Fund, which promised £300m in December 2021 as part of the Adult Social Care (ASC) reform white paper, was its primary route. This fund was intended to support councils to build more specialist accommodation and integrate housing plans into their health and care strategies. Conversations with representatives of ASC in 2022 indicated £700k may be available for our project across West Yorkshire. However, with political uncertainty it looks like this fund will not go ahead. The group is therefore looking at other options to put together a smaller pot of funding from various sources to fund a task force manager who can:

- work with the Champions to understand the level of dementia-readiness in current and proposed housing provision, using the set of 8 principles, and develop proposals to improve the proposed and existing stock.

- develop the Dementia-ready Housing Strategy as part of the new WY Housing Strategy, to influence policy so that the offer for those with dementia is consistent across West Yorkshire.
- create a West Yorkshire dementia-ready housing information hub, to signpost those seeking support and information.

If a funding source cannot be found at this stage, the task force will prioritise the writing of the strategy and the information hub.

3. Tackling the Climate Emergency Implications

- 3.1 Making relatively small changes to a person's home to allow them to live well with dementia there helps prevent serious health consequences that lead to a hospital stay or other care with a higher environmental impact.

4. Inclusive Growth Implications

- 4.1 Many people who live with dementia have unpaid carers, who often struggle with their role. Adapting housing to be dementia-ready will take some of the pressure off those individuals.

5. Equality and Diversity Implications

- 5.1 Dementia is a disease that mainly affects older people. The dementia-ready housing task force are to protect and support those people and facilitate a happier, healthier life with the disease.

6. Financial Implications

- 6.1 The task force is seeking funding from external sources to accelerate its progress.

7. Legal Implications

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

8. Staffing Implications

- 8.1 The work is currently being undertaken by a partnership of providers and the Combined Authority.

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

None

12. Appendices

None

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Report to: Place, Regeneration & Housing Committee

Date: 2 March 2023

Subject: **West Yorkshire Digital Blueprint & Local Digital Partnership**

Director: Phil Witcherley, Interim Director Inclusive Economy Skills & Culture

Author: Mitchell McCombe, Policy Officer (Business, Innovation & Digital)

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. This report outlines proposals to refresh the 2019 Digital Framework and the creation of a Local Digital Partnership.

2. Information

Contextual Background

- 2.1. At the October LEP Board Meeting, members discussed the importance of a renewed focus on digital tech to support the region's ambitions.
- 2.2. Digital is a cross-cutting issue and has the potential to enable every person, every business and every place in the region. People need digital skills and good quality and affordable internet access to help them get the most out of their lives. All businesses need to consider, invest in and develop their approach in a way that utilises the latest advancements and innovations. This way all of our business community can be enabled to be more productive and more likely to survive and thrive. Our region also wants to be the key location for high growth digital businesses to grow and invest in and as well as a digitally connected place that is utilising the most of technology.
- 2.3. These issues span social inclusion, place making, business support, skills, and inward investment. This, therefore, does not fall under the remit of just

one committee. We need to consider how we develop all our digital work using the expertise, knowledge and connections of all committee members.

Developing a West Yorkshire Digital Blueprint

- 2.4. The region's Digital Framework was published in 2019. This focused on enabling business digitalisation, promoting digital skills, growing the tech sector, developing world-class digital infrastructure and utilising tech for social good (such as adoption smart cities capabilities).
- 2.5. Since then, the LEP's geographic remit has altered (in April 2021), moving to the five West Yorkshire districts.
- 2.6. With the change in geography coinciding with increased digital adoption by residents and businesses during COVID, new trading relations with the European Union, and significant advances in technology, it is timely to refresh the Digital Framework.
- 2.7. Refreshing the Digital Framework, provides an opportunity to draw together all elements of digital and ensure that West Yorkshire is a 'Smart Region'.
- 2.8. A refreshed Digital Framework (which will be named a Digital Blueprint) will update on how lives are transformed by digital technologies and will include a coherent strategy for delivery and partnership working, which is proposed to be framed into three strands:
 - **Place:** infrastructure, data (and connectivity), smart cities
 - **People:** inclusion, skills and confidence, entrepreneurs, and advanced skills (much of which can be transferred from the recently launched Digital Skills Plan)
 - **Businesses:** clusters, transformation, inward investment, education providers (in partnership with businesses), capital.
- 2.9. Specifically relevant to this committee is the **Place** strand of the new Blueprint. This will focus on outlining our priorities for:
 - **Infrastructure / Data:** ensuring the region is a well-connected place providing the latest digital infrastructure networks such as 5G and fibre-optic broadband.
 - **Smart Cities** (also referred to as 'Connected Places'): how towns and cities across West Yorkshire can build smart infrastructure and provide real time urban management.
- 2.10. Initial views are welcome from the committee on the scope of these sections of the Blueprint, including suggestions on the objectives and priorities for infrastructure and smart cities.

- 2.11. It is anticipated that the Digital Blueprint will be approved in late Summer / early Autumn of 2023, and will come to the committee for further comment before approval.

Creating a Local Digital Partnership (LDP)

- 2.12. The Combined Authority currently hosts a Local Digital Skills Partnership (LDSP). This is in its third and final year of DCMS funding.
- 2.13. Following the approval of the West Yorkshire Digital Skills Plan, the LDSP has accomplished its core aims. These include:
- The publication of the Digital Skills Plan.
 - Establishing networks of both internal and external stakeholders across the region, working in partnership to identify where digital skills provision is required, and what gaps in current provision exist.
 - Establishing a strong partnership with colleagues in DSIT (formerly DCMS), positioning West Yorkshire as a key national stakeholder with regards to future Digital interventions and trailblazer initiatives.
 - Develop an inclusive approach to Digital skills provision that gives people the skills they need, and the businesses the digital talent they require.
- 2.14. The LDSP's KPIs (as agreed with DCMS) give a level of insight into the success of the initiative:
- 15422 views of digital skills resources on the FutureGoals platform (versus a target of 1000), with planned future development of a platform supported by IBM SkillsBuild.
 - 3748 individuals supported through digitally-focused AEB courses (versus a target of 3000), with plans to roll out the 100% Digital programme across West Yorkshire aiming to impact 1000 further individuals.
 - 224 SMEs supported to increase Digital Skills capacity through the Skills for Growth programme, with the recently approved Business West Yorkshire programme seeking to further support businesses in this space.
 - 151 schools supported to deliver digital skills engagement programmes.
- 2.15. Going forward, there is an opportunity, therefore, to explore how to build on the success of the LDSP including broadening the LDSP into a 'Local Digital Partnership (LDP)'. This Partnership would act as an engagement and consultancy panel to support any activity of a new Digital Blueprint. DCMS is supportive of this approach. Membership of the LDP will be drawn from the Committees and beyond.

3. Tackling the Climate Emergency Implications

- 3.1. Greater adoption of digital technologies by businesses will facilitate efficiency and waste by reduction. For example: customers will be enabled to make first contact online, reducing the need to travel; paperless offices and cloud storage use less resource and energy; delivery mapping technology optimises route plans to reduce carbon emissions.
- 3.2. Digitally enabled infrastructure will accelerate progress towards clean, low-carbon, and resilient energy systems, as innovative urban planning, public services, and access are optimised. Examples may include smart streetlamps to self-cooling buildings to smart electric car chargers. The data captured by digitally enabled devices will provide diverse datasets on a wide range of topics, such as energy consumption, air quality, and traffic patterns.¹

4. Inclusive Growth Implications

- 4.1. Digitally enabled places will accelerate progress towards accessible and inclusive spaces and transport in our region. An exemplar focus may include residents in rural areas without access to fast broadband; as of 2021, 4% of people in Yorkshire and Humber remain offline, despite the fact that West Yorkshire's full fibre and gigabit coverage are both above the national average.

5. Equality and Diversity Implications

- 5.1. Digital exclusion is a key barrier to participation in social and economic activity. A refreshed Digital Framework will help us to maximise the opportunity that integrated digital policy, people and technology can offer to improve inclusivity.

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

¹ <https://www.iea.org/news/empowering-smart-cities-toward-net-zero-emissions>

10.1. That the Place, Regeneration & Housing Committee notes the content of the report and provides initial feedback to officers on the potential scope of the new Digital Blueprint.

10.2. That the Committee also notes the proposals for a Local Digital Partnership.

11. Background Documents

There are no background documents referenced in this report.

12. Appendices

None.

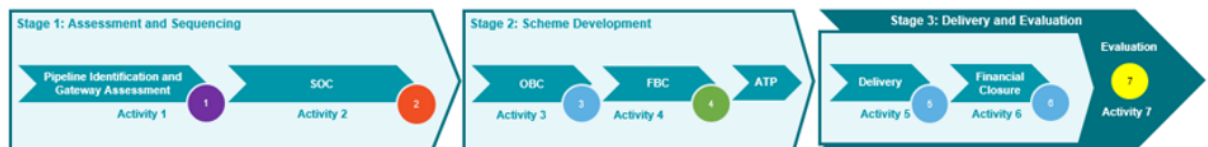
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Report to:	Place, Regeneration and Housing Committee
Date:	2 March 2023
Subject:	Project Approvals

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**.

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.

Additional approvals

Brownfield Housing Programme delegation of approval of schemes to Chief Executive due to gap in Committees

- 3.3 The Brownfield Housing Programme is complex and delivering at pace. There is a gap in Committees after this Committee and therefore a delay in opportunities for Brownfield Housing Fund (BHF) schemes to be approved, affecting delivery timescales. The next Place, Regeneration and Housing Committee is not until 1 June 2023 and further ones have not yet been diarised.
- 3.4 Therefore, in addition to the full scheme approval in this report, in order to maintain programme delivery and spend targets, the Place, Regeneration and Housing Committee's approval is sought to delegate full approval to the Combined Authority's Chief Executive for a number of potential schemes summarised below:

Scheme name, location and brief description	Indicative CA BHF funding	Number of homes
St Cecilia Street, Leeds Registered Provider seeking	£1,500,000 approx.	Approx 78 homes

to delivery 100% affordable scheme.		
Canal 30, Bradford Private sector scheme aimed at transforming derelict mill.	£1,300,000 approx.	Approx 70 homes
Rushton Avenue, Bradford The project aims to deliver 100% affordable scheme	£1,300,000 approx.	Approx 30 homes
Sky Gardens/Midlands Mills, Leeds Private sector scheme is unable to proceed due to current market conditions.	£4,600,000 approx.	Approx 306 homes.
Parkwood Mills, Kirklees Private sector scheme aiming to restore a derelict heritage mill which is in an unsafe condition.	£900,000 approx.	Approx 30 homes.

3.5 The Place, Regeneration and Housing Committee approves that:

- (i) Where full scheme approval is required before 30 June 2023, the schemes outlined in paragraph 3.4 are delegated for approval to the Chief Executive, due to expediency of delivery.

Scheme summaries

BHF Railway Street Leeds	<p>Scheme description</p> <p>The scheme will develop 58 affordable homes in the Burmantofts and Richmond Hill areas in Leeds. The development includes 28 x 1 bed, 25 x 2 bed, and 5 x 3 bed apartments and includes 1 x 2 bed flat to full wheelchair accessibility standards.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p>Impact</p> <p>The scheme will implement a low carbon heating solution for heating and hot water as well as providing cycle storage and agile working space for each home. 80% of sub-contractor packages will be let to local companies, and four apprenticeships are being safeguarded through the preferred contractor, with the aim to also create two further apprenticeships throughout the construction period.</p> <p>This scheme includes installation of photovoltaic (PV) panels to the roof of the building and car parking spaces will have electric vehicle charging points.</p> <p>The value for money assessment reflects an adjusted Benefit Cost Ratio of 1.16:1. 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 value of the scheme - £11,840,257</p> <p>Total value of Combined Authority funding - £1,500,000</p> <p>Funding recommendation sought - £1,500,000.</p> <p>A decision by the Place, Regeneration and Housing Committee using the delegated authority from the Combined Authority is sought as part of this report</p>
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Other decisions relevant to the Place, Regeneration and Housing Committee

Decisions made by the Combined Authority on 2 February 2023

- 3.6 The following schemes have recently been assessed in line with the Combined Authority's assurance process and approved by the Combined Authority.
- 3.7 The full agenda and papers for the meeting can be found on the [Combined Authority website here](#).

Capital Flood Risk Management Programme West Yorkshire	Approval to proceed through decision point 1 (strategic assessment) and for work to commence on the development of individual business cases. Funding approved - £113,735 Total indicative value of the scheme - £249,000,000 Total indicative value of Combined Authority funding - £58,412,582 with a proposal that £10,000,000 of Combined Authority funding is utilised in order to leverage other sources
Flood Alleviation Scheme 2 Leeds	Approval to proceed through decision point 1 to 4 (business justification) and work continues on activity 5 (delivery). Funding approved - £12,565,000 Total value of the scheme - £125,826,000 Total value of Combined Authority funding - £12,565,000

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 Railway Street
Stage	2 (scheme development)
Decision Point	4 (full business case)

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

Background

- 4.4 This scheme will be funded from the Brownfield Housing Fund (BHF). 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 BHF 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 The scheme will provide a new housing development comprising a five-story apartment block of 58 flats, secure cycle parking, 18 car parking spaces and landscaping of a large outdoor communal space. The mix of flats includes 28 x 1 bed, 25 x 2 bed, 5 x 3 bed apartments, which includes 1 x 2 bed flat to full

wheelchair standards. The development is designed to be energy efficient by implementing a low carbon solution for heating and hot water, exceeding building regulations to save on energy, using techniques to limit heat loss, installing Solar PVs to the roof, and supplying electric vehicle charging and cycle parking for every flat.

- 4.7 Leeds City Council plays a role in bringing the scheme forward as the existing landowner of the site, and a key partner on the scheme, seeking to sell the land to be specifically purposed for social housing.
- 4.8 The scheme will be delivered by 54North Homes (54NH).
- 4.9 As a result of higher build costs associated with developing brownfield sites and general build cost inflation, the appraisal has demonstrated a viability gap of £1,500,000 which is requested to be funded through the Brownfield Housing Fund.
- 4.10 The scheme supports the Mayoral Pledge to “Build 5000 sustainable homes including affordable homes” by providing a new housing development comprising of 58 genuinely affordable flats for social renting, designed to be energy efficient.
- 4.11 In addition, the scheme directly delivers against the Strategic Economic Framework priorities, enabling inclusive growth by supplying affordable housing close to Leeds City Centre in what is classified as one of the wards with one of the most disadvantaged communities in Leeds.
- 4.12 A summary of the scheme’s business case and location map is included in **Appendix 2**.

Tackling the Climate Emergency Implications

- 4.13 The scheme delivers 58 energy efficient homes, including the implementation of a low carbon solution for heating and hot water.
- 4.14 In addition, the development has been designed to standards that will exceed building regulations, including enhanced wall insulation and windows with high performance double glazing. This, as well as the installation of items such as low flow rate showers and automatic low energy lighting, will ensure running costs for the homes are minimised.
- 4.15 Heat loss throughout the building will be reduced through a technique of Mechanical Heat Recovery Ventilation, which will also play a role in contributing towards the aim of achieving an EPC rating of A for a standard flat in the building.
- 4.16 Additionally, Solar PVs will be installed in the roof to power the communal lighting and heat, and electrical vehicle charging will be installed in the parking area as facilities for cycle parking.

Outputs and Benefits

- 4.17 The scheme outputs and benefits include:

- Deliver 58 new social rented homes equating to 3,600m² and thus reducing housing need in the Burmantofts and Richmond Hill Ward.
- 100% of nominations will initially go to Leeds City Council with 50% of subsequent lets.
- Low carbon solution for heating and hot water, delivering a reduction in CO₂ emissions to 20% below building regulations, and reducing water demand to 110L per person per day.
- 80% sub-contractor packages let to local companies throughout the construction period, via the construction contract.
- Four apprenticeships safeguarded and intent to create 2 additional apprenticeships throughout the construction period, via the construction contract.
- Reuse of a brownfield site to bring land in close to good amenities back into productive use.
- Promote biodiversity on the site through planting 24 new trees and 1,180 new shrubs, alongside 182m of hedge.

4.18 The scheme has a benefit cost ratio (BCR) of 1.02:1 and an adjusted BCR of 1.16:1 representing acceptable value for money.

Inclusive Growth Implications

4.19 The scheme's inclusive growth implications include:

- The scheme will provide a housing option for people who could not normally afford to live close to the city centre and its amenities.
- The housing will provide access for residents to employment opportunities, skills and education, main transport hubs and entertainment.
- The scheme will provide housing types in proportion to local housing need as established for Burmantofts and Richmond Hill Ward in 2019.

Equality and Diversity Implications

4.20 An Equality Impact Assessment (EqIA) will be submitted before an Approval to Proceed is agreed by the Combined Authority.

4.21 The scheme will deliver housing that is 100% for social renting, and 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.

4.22 Further to this, one ground floor flat will be developed to be fully wheelchair accessible.

Risks

4.23 The scheme risks include:

- That the costs of the scheme rise, meaning that the scheme is no longer affordable. This has been mitigated by including costs for inflation in the calculation of the cost for the build and having a risk and contingency allowance.
- The chosen contractor for the building works becoming financially unstable during the time of construction. This has been mitigated by undertaking appropriate due diligence by the applicant.
- Delays on site occurring due to building works obstacles, such as difficulty in getting materials. This has been mitigated by close programme management on site, and the reporting structures and progress review methods that are in place for the project.

Costs

4.24 The total scheme costs are £11,840,257.

4.25 The Combined Authority's contribution is £1,500,000 from the Brownfield Housing Fund.

4.26 The remaining funding is comprised of:

- £3,770,000 from Homes England
- £670,000 from Leeds City Council
- £5,900,257 of 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 Decision: Place, Regeneration and Housing Committee	02/03/2023
Approval to Proceed	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Director	31/03/2023
5 (delivery)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Combined Authority's Director	15/10/2024

Assurance Tolerances

Assurance tolerances
Combined Authority costs remain within those outlined in this report. Delivery (DP5) timescales remain within +6 months of those outlined in this report.

The number of housing units remains within -10% of those outlined in this report.

Other Key Timescales

4.27 Other key timescales are:

- The site purchase will be completed by 31 March 2023. On the same date the build contract is expected to have been awarded to the preferred contractor and construction to have commenced on site.
- Practical completion of the homes is expected by 15 October 2024.

Appraisal Summary

- 4.28 The scheme aligns with the Mayoral Pledges and will deliver 58 socially rented homes, all allocated to those assessed as in housing need by Leeds City Council. The scheme will bring a redundant brownfield site back into use and provide housing for a mixed community that can easily access the city centre, its amenities, and jobs.
- 4.29 The economic benefits of the scheme only marginally exceed the costs of the scheme because it is a challenging site with constraints, therefore 54North Homes cannot proceed without the Brownfield Housing Fund.
- 4.30 The commercial case for the scheme is strong as the preferred contractor was selected using a robust procurement method that has been set up by a large housing association. There is an ongoing exercise with the chosen contractor in an attempt to reduce the cost of the scheme without sacrificing benefits.
- 4.31 Financially, all match funding has been secured, including from Homes England. However, evidence of the private sector funding from 54North Homes is being requested for assurance purposes. In addition, further information is being requested on how potential cost increases that may occur throughout the time of construction will be managed with the contractor.

Recommendations

- 4.32 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Programme Appraisal Team:
- (i) The BHF Railway Street 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 £1,500,000 is given. The total scheme value is £11,842,757.
 - (iii) The Combined Authority enters into a funding agreement with 54North Homes for expenditure of up to £1,500,000.
 - (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

- 4.33 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 of approval of schemes to Chief Executive due to gap in Committees

- 12.1 The Place, Regeneration and Housing Committee approves that:
- (i) Where full scheme approval is required before 30 June 2023, the schemes outlined in paragraph 3.4 are delegated for approval to the Chief Executive, due to expediency of delivery.

BHF Railway Street

- 12.2 The Place, Regeneration and Housing Committee approves that, subject to the conditions set by the Programme Appraisal Team:
- (i) The BHF Railway Street 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 £1,500,000 is given. The total scheme value is £11,842,757.
 - (iii) The Combined Authority enters into a funding agreement with 54North Homes for expenditure of up to £1,500,000.
 - (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 Railway Street – Business Case Summary



Project Approvals

Appendix 1 - Assurance Framework

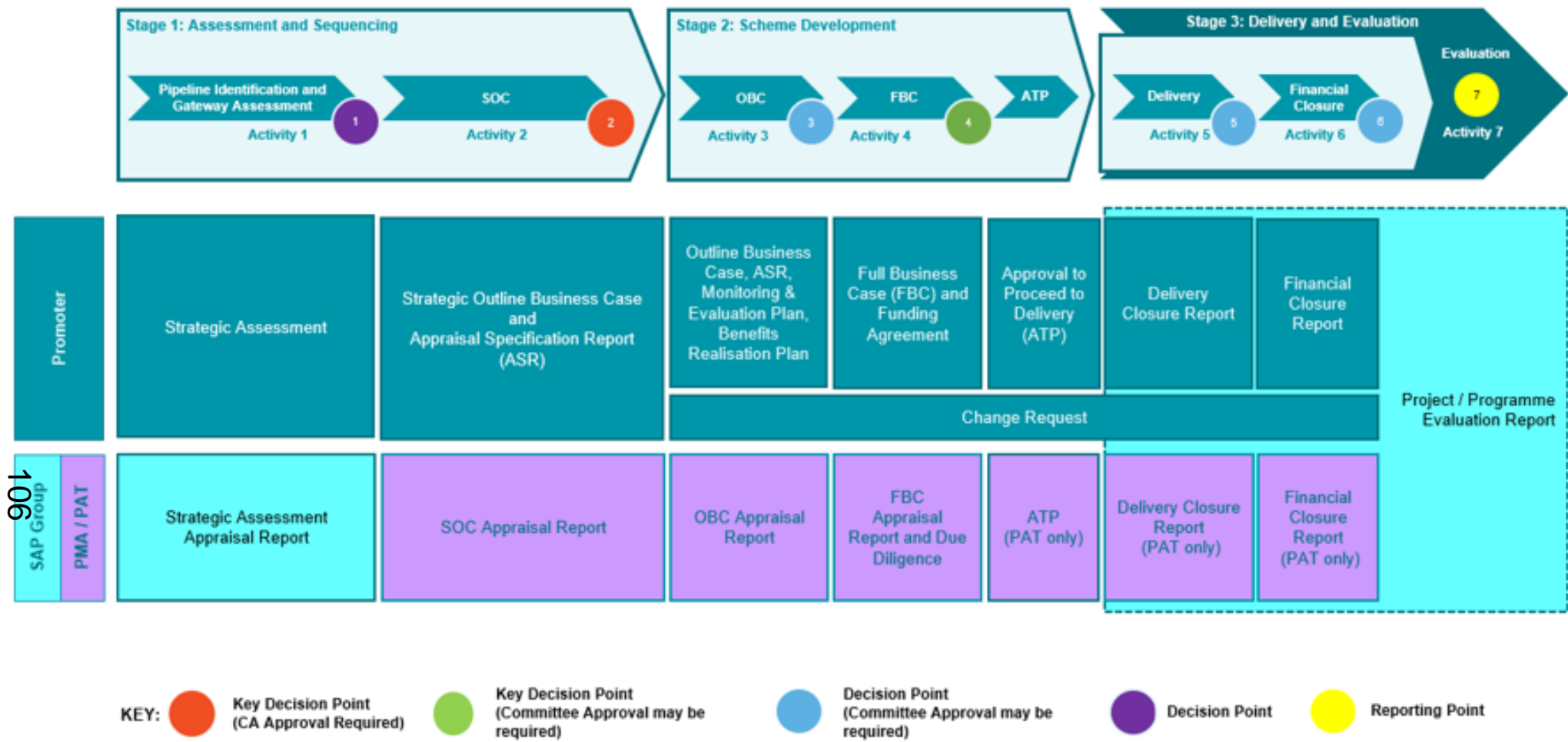
1 Assurance Framework

- 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, Managing Director (MD) 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



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 Managing Director (or by an

officer under sub-delegated authority from the Managing Director). 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 Managing Director 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	BHF Railway Street
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£11,840,247
Funding applied for from the Combined Authority now	£1,500,000

Scheme description

The scheme will provide a new housing development comprising a five-story apartment block of 58 flats, secure cycle parking, 18 car parking spaces and landscaping of a large outdoor communal space in the Burmantofts and Richmond Hill areas of Leeds. The mix of flats includes 28 x 1 bed, 25 x 2 bed, 5 x 3 bed apartments, which includes 1 x 2 bed flat to full wheelchair standards. The development is designed to be energy efficient by implementing a low carbon solution for heating and hot water, exceeding building regulations to save on energy, using techniques to limit heat loss, installing Solar PVs to the roof, and supplying electric vehicle charging and cycle parking for every flat.

Business Case Summary

Strategic Case

The scheme will contribute to the Mayor's pledge to "deliver 5,000 sustainable homes including affordable homes" through the delivery of 58 affordable and energy efficient homes. The scheme has been designed using data from the Richmond Hill and Burmantofts Ward to ensure it meets local needs in terms of the number of bedrooms in each home.

The development has been designed to be sustainable, including the installation of solar roof panels, sustainable heating, and secure cycle parking. This will contribute towards the Mayor's pledge to tackle the climate emergency and the Combined Authority's ambition of creating a net zero carbon region by 2038 at the latest. The development will be close to existing bus routes, Leeds bus station, and the city centre will be accessible on foot or by bike.

The contractor delivering the scheme will be making commitments to supporting local labour and securing a minimum of four apprenticeships.

Economic Case

The preferred option is to deliver the proposed scheme of 58 new affordable homes to be used for social renting. The preferred option has been thoroughly assessed against what the 'business as usual' or 'do nothing' option would be, after the options to "do more" or "do less" were eliminated due to lack of viability resulting from costs and deliverability issues. The preferred option delivers value and meets local demand whilst remaining achievable.

Commercial Case

The preferred contractor offers the best value for money and will support jobs and businesses in Leeds by letting 80% of all work packages to local companies. The contractor has also confirmed through this development contract they can sustain a minimum of four apprenticeships.

Financial Case

The total scheme cost is £11,840,247. £1,500,000 is being applied for from the Brownfield Housing Fund to fill a viability gap. Other public and private sector contributions are expected to be secured from: Homes England (£3,770,000), Leeds City Council (£670,000), and Asset finance and reserves from the social landlord (£5,900,257). Without the £1,500,000 contribution from the Brownfield Housing Fund the scheme will not be able to proceed. The aim of the funding is to support developments like this one to build on brownfield land and enable positive regeneration of neighbourhoods.

Management Case

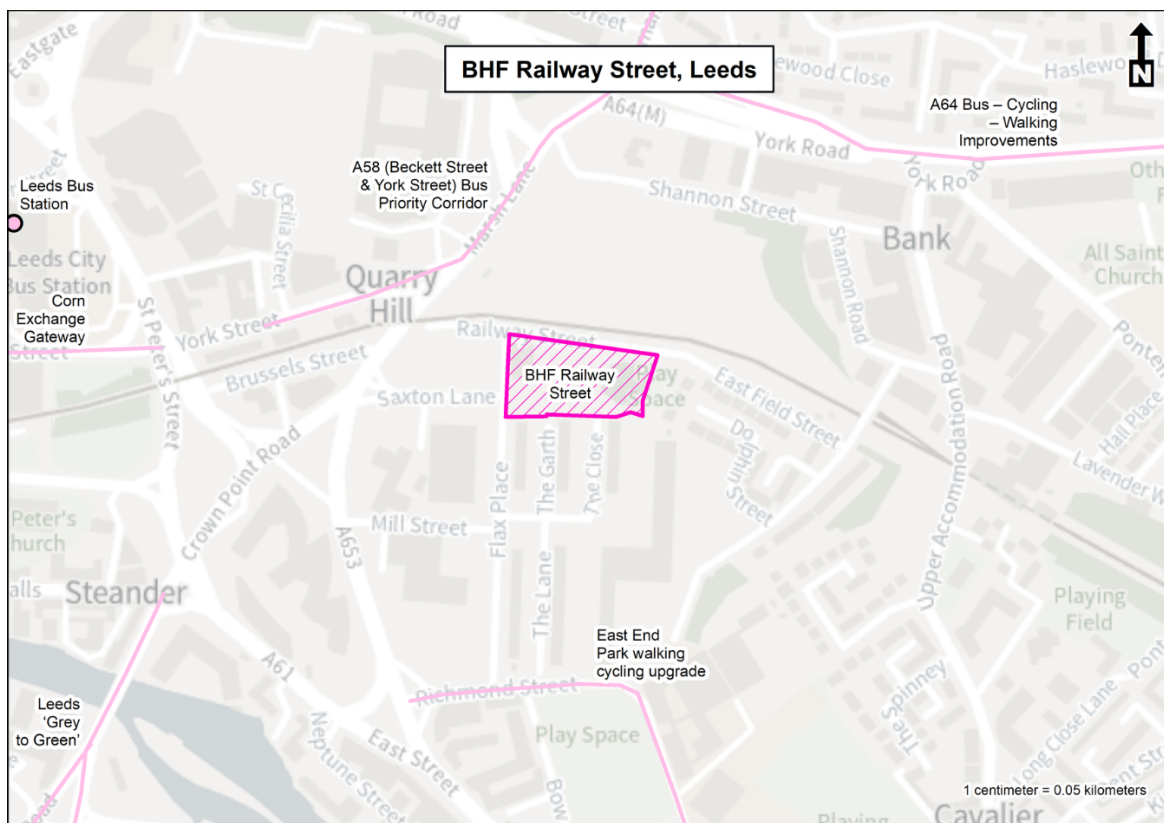
There is an experienced project team in place to deliver the project, that has worked together previously to deliver similar projects across Leeds. Regular updates will be provided to the Executive Team and Board of the organisation on progress with the delivery of the scheme.

Further to this, monthly reports will be submitted to the Combined Authority's Brownfield Housing Fund Team for review to provide assurances. This could include site visits to inspect progress when necessary.

Completion of the scheme is anticipated for October 2024.

Location Map

The following map shows the location of the BHF Railway Street 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/>