

Section A: Scheme Summary

Name of scheme:	Housing Revenue Fund
PMO scheme code:	HRF-WYCA-001
Lead organisation:	West Yorkshire Combined Authority
Senior responsible officer:	Ian Smyth, West Yorkshire Combined Authority
Lead promoter contact:	Rebecca Greenwood, West Yorkshire Combined Authority
Case officer:	Heather Briggs, West Yorkshire Combined Authority

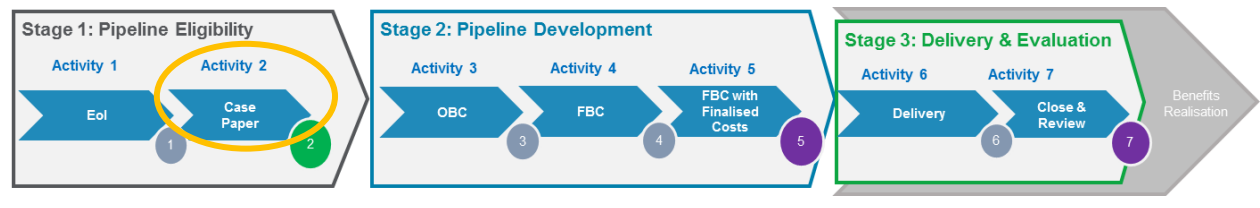
Applicable funding stream(s) – Grant or Loan:	Housing Revenue Fund
Growth Fund Priority Area (if applicable):	Not applicable

Approvals to date:	No approvals to date
Forecasted full approval date (decision point 5):	Not applicable
Forecasted completion date (decision point 7):	August 2022

Total scheme cost (£):	£3.2 million
Combined Authority funding (£):	£3.2 million
Total other public sector investment (£):	Not applicable
Total other private sector investment (£):	Not applicable

Is this a standalone project?	No
Is this a programme?	Yes

Current Assurance Process Activity:



Scheme Description:

The Combined Authority was allocated £3.2 million of revenue funding, as part of the West Yorkshire Devolution Deal, to carry out pre-development work at housing sites, to create a list of viable sites ready for investment. The funding was allocated by government to overcome the challenges housing development faces because of a lack of resources to carry out pre-development work.

The funding will be used to recruit two new posts within the Combined Authority to lead on the programme and develop the list of projects, known as the West Yorkshire Strategic Housing Pipeline. The post holders will undertake feasibility works, using relevant technical support, including site investigation and ground surveys.

The pipeline, currently has 74 sites across the region, made up of sites and clusters of sites that are most closely related to the Strategic Economic Framework priorities. The programme will work with the highest scoring 20 sites to create viable housing schemes.

The aims of this programme are to:

- Support detailed technical advice at a project level to test the deliverability of pipeline projects.
- To increase capacity and resource at a Local Authority level, focussed on pipeline development activity. This will be through a mixture of recruitment and consultancy.
- To scope and establish a regional resource and expertise to support the Combined Authority to move towards taking a more proactive role in housing delivery across the region.

Business Case Summary:

Strategic Case

The Housing Revenue Fund programme will support the development of projects within the West Yorkshire Strategic Housing Pipeline that have been identified and prioritised based on their fit with the Strategic Economic Framework objectives. This is in addition to supporting the wider objectives of the policies and priorities adopted by the Combined Authority.

The purpose of the revenue funding is mainly to support projects get to an 'investment ready' position, so robust business cases can be developed so projects can enter suitable capital funding programmes and secure investment. The funding will be used to test the deliverability of schemes.

	<p>There is acknowledgement that some current pipeline projects need some level of public sector intervention to move forward. However, due to a lack of resources, it is not known what work needs to happen to make the sites viable to build on, so sites may miss investment opportunities.</p> <p>The programme will provide the resources and increase capacity to build an evidence base across strategic sites, so they can become investment ready. The programme will also test deliverability at sites and explore the barriers which could impact on building houses and improve understanding of market failure, and why public sector intervention is needed at some sites.</p>
Commercial Case	<p>The Combined Authority and Local Authorities have recent and relevant experience in managing the types of projects that are likely to be part of the programme. There has been a competitive tendering process via the Homes England multi-disciplinary framework to procure consultancy support to develop the programme and fulfil the work packages likely to come forward. There is also sufficient demand for housing across the West Yorkshire region that demonstrates the case for housing growth supported by the programme.</p>
Economic Case	<p>The programme shortlist is not compiled in the 'typical' way for capital programmes as it will not have the number of houses built, as an output. Instead, the programme will fund pre-development work including ground and site surveys at housing sites, to test whether the site is viable for housing. Deliverability tests are unable to be applied to short lists and a full assessment of benefit to cost and scheme viability are not suitable tools to be applied for this programme shortlist.</p>
Financial Case	<p>The total programme cost of £3.2 million of revenue funding which has been secured as part of the Devolution Deal.</p>
Management Case	<p>Programme management will be provided by the Combined Authority and a programme board established.</p>