

**MINUTES OF THE MEETING OF THE  
PLACE, REGENERATION AND HOUSING COMMITTEE  
HELD ON MONDAY, 6 SEPTEMBER 2021 AT CITY EXCHANGE, 11  
ALBION ST, LEEDS LS1 5ES**

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**Present:**

Councillor Denise Jeffery (Chair)	Wakefield Council
Amir Hussain (Deputy Chair)	Yeme Architects / LEP Board Member
Councillor Helen Hayden	Leeds City Council
Andrew Latchmore	Royal Armouries
Councillor Jane Scullion	Calderdale Council
Tamsin Hart Jones (Advisory Representative)	Homes England
Helen Lennon (Advisory Representative)	West Yorkshire Housing Partnership

**In attendance:**

Melanie Corcoran	West Yorkshire Combined Authority
Liz Hunter	West Yorkshire Combined Authority
Janette Woodcock	West Yorkshire Combined Authority

**1. Apologies for Absence**

Apologies for absence were received from Cllr Peter McBride, Cllr Darren Byford, Cllr Denise Craghill and Cllr Alex Ross Shaw

**2. Declarations of Disclosable Pecuniary Interests**

There were no items of disclosable pecuniary interest declared at the meeting.

**3. Exempt Information - Possible Exclusions of the Press and Public**

**RESOLVED** – That in accordance with paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, the public be excluded from the meeting during consideration of Appendix 1 of Agenda Item 6 on the grounds that they are likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information and for the reasons set out in the report that in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the

information.

#### 4. **Governance Arrangements**

The Committee considered a report and overview from the Director of Delivery to advise of the governance arrangements approved by the West Yorkshire Combined Authority (the Combined Authority) at the Annual Meeting on 24 June 2021 in respect of the Place, Regeneration and Housing Committee and the terms of reference for the Committee attached at Appendix 1 of the report.

It was advised that the Place, Regeneration and Housing Committee is a decision-making Committee, and the **quorum** is 3 voting members to include 2 Combined Authority members or Local Authority co-optees.

The Combined Authority also appointed Councillor Denise Jeffery as Chair of the Committee and Amir Hussain as Deputy.

**Resolved:** That the Governance Arrangements for the Place, Regeneration and Housing Committee approved by the Combined Authority at the Annual Meeting on 24 June 2021 be noted.

#### 5. **Housing Pledge Report**

The Committee considered a report and summary by the Director of Policy and Development setting out the opportunities and challenges of the Mayor's pledge to support the delivery of 5,000 affordable homes in West Yorkshire over the next three years.

The report outlined The Mayor's primary ambition for housing over the next three years, with an aim for those to also be well connected, located in sustainable places, and built to address the climate emergency. Affordable housing includes properties available through social rent, affordable rent, intermediate rent, affordable home ownership and shared ownership.

With many sites still to be secured and planning permission confirmed, it is too early to say with confidence exactly when and where affordable housing will be built over the next three years. However, detailed work with partners has identified indicative financial and delivery capacity across the affordable housing sector for an estimated maximum of 8,276 affordable homes.

The housing pledge has been discussed with Leaders and relevant officers of partner Councils. Officers met with West Yorkshire Directors of Development on 3 September to develop an action plan for delivery of the pledge and a verbal update was given to the Committee on any significant points arising.

In noting, the Committee discussed the contents of the report and summary and recognised that the delivery of affordable homes sits at the heart of place based regeneration. The housing pipeline will be developed further, and the private sector can really help to bring ideas and achieve targets. It is an

ambitious programme that can be achieved through collaboration between all sectors.

**Resolved:**

- (i) That the contents of the report and verbal summary be noted.
- (ii) That the approach to delivery of the Mayor's housing pledge working with Partners, including Districts through their Directors of Development be endorsed.

**6. Brownfield Housing Fund Update**

The Committee considered a report and verbal summary by the Director of Delivery to provide members with an update on delivery of the Brownfield Housing Fund.

The report outlined that In July 2020, the Combined Authority received a funding allocation letter from the Ministry of Housing, Communities and Local Government (MHCLG) confirming an overall allocation of £66.7 million of capital funding from the Brownfield Housing Fund (BHF) to support the development of 4500-6000 new homes on brownfield sites in the region. The Combined Authority was allocated this fund, without the need to bid, due to the organisation becoming a Mayoral Combined Authority in 2021.

Government has placed several conditions on the funding, including demonstration of market failure (i.e. that without public sector funding the scheme could not progress) and homes to have started on site by 31 March 2025 when the BHF funding stream will come to an end.

A programme level Strategic Outline Case was approved at the Combined Authority meeting in September 2020. The approval provided the assurance pathway and approval route for the individual projects that come forward under the BHF programme.

At its meeting on 29 July 2021 the Combined Authority endorsed the initial waves of projects to be included within the fund following work undertaken in conjunction with partner councils since summer 2020 and a wider 'Call for Projects in early 2021, contained in Exempt Agenda item 1. There has been an emphasis on deliverability and encouraging projects which meet Strategic Economic Framework (SEF) objectives, with a particular focus on Inclusive Growth and Clean Growth priorities and contributing to the Mayor of West Yorkshire's pledge to Build 5000 sustainable homes including council houses and affordable homes. All projects will be subject to approval of business cases through the Assurance Framework.

In noting the Committee provided feedback and discussed there would be a massive impact working through the regeneration challenges with time pressured deadlines, along with the challenge of skill development. It was felt that the Brownfield Fund had been very welcome.

**Resolved:**

- (i) That the contents of the report be noted.
- (ii) That the work undertaken so far on the Brownfield Housing Fund be noted.

**7. Planning Review Recommendations**

The Committee considered a report and verbal summary by the Director of Policy and Development to update and seek approval of the revised Strategic Planning Review Recommendations.

The report outlined the Planning Review document which was established in 2015 and updated in 2019. The purpose of the document is to explore the potential roles of the Combined Authority and LEP in adding value to the Duty to Cooperate process and strategic planning and summarised the proposed changes to the planning review recommendations.

Key objectives of the review are to:

- Provide clarity on the role of the Combined Authority and LEP on planning matters, which is important for transparency, and for partners and the Public to engage on strategic planning matters.
- Identify opportunities to strengthen joint-working arrangements and shared resources on planning matters including identifying potential cost savings and efficiencies.
- Identify whether there are gaps in our strategic planning approach and recommend a way forward to address these gaps if required

In noting, members discussed local planning timescales, flood risk, the shortage of local planning officers including the loss of experienced planning officers which each Local Authority are trying to address. It was confirmed that while Local Authorities remain in charge of planning, proposals for changes to the planning system are awaited from Central Government.

**Resolved:**

- (i) That the contents of the report be noted.
- (ii) That the revised Strategic Review Recommendations contained at Appendix 1 be approved.