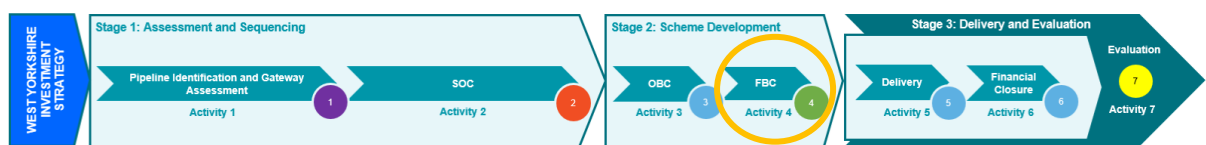


Section A: Scheme Summary

Name of scheme:	Brownfield Housing Fund Knottingley
Applicable funding stream(s) – Grant or Loan:	Brownfield Housing Fund - Grant
Approvals to date:	Brownfield Housing Fund Programme strategic outline case (decision point 2) approved by the Combined Authority on 4 September 2020.
Forecasted full approval date (decision point 4):	25/11/2021
Forecasted completion date (decision point 5):	May 2025
Total scheme cost (£):	Commercially sensitive
Combined Authority funding (£):	Commercially sensitive
Total other public sector investment (£):	Commercially sensitive
Total other private sector investment (£):	Commercially sensitive
Is this a standalone project?	Yes
Is this a programme?	No
Is this project part of an agreed programme?	Yes - Brownfield Housing Fund Programme.

Current Assurance Process Activity:



Scheme Description:

This scheme will build 175 new houses and two retail units on the site of a former industrial site. These are a mixture of two, three and four bed houses, two and three bed bungalows and two bed apartments. The retail units are expected to be a convenience store, café or hairdresser. The site has to be remediated as there is a large quantity of glass that was tipped on the site. A large ecology area with public access will be created with four ponds which will be suitable for great crested newts and to enhance the ecology generally.

Business Case Summary:

Strategic Case	<p>In the Wakefield Housing Plan 2019 to 2022 the vision across the local area is to provide more homes, better homes and sustainable communities, all of which will be taking place through this scheme in the Knottingley area which is in high need of investment and regeneration.</p> <p>Wakefield is a key hub for the Leeds City Region which provides housing in surrounding areas for people to travel across the region for work.</p> <p>Not only will the development offer growth for the region and economy in the wider area but the regeneration of Knottingley will encourage business growth and employment in the local area itself.</p>
Commercial Case	<p>The Wakefield Local Plan – Commercial Viability Evidence Base highlights development appraisals across the Wakefield area which highlights Wakefield as transport hub for housing to travel into larger areas such as Leeds.</p>
Economic Case	<p>Seven options were presented in the long list and four taken forward to the short list.</p> <p>The benefit cost ratio is calculated as 1.3:1 representing acceptable value for money,</p>
Financial Case	<p>Commercially sensitive</p>
Management Case	<p>The scheme has a sound management plan and governance structure in place with risks being mitigated.</p>