

Report to: Place, Regeneration and Housing Committee

Date: 07 February 2022

Subject: **Getting Building Fund (GBF) Update**

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

1. Purpose of this report

- 1.1. This report will provide an update on the progress of delivery of the Getting Building Fund (GBF) programme.

2. Information

Overview of the GBF Programme

- 2.1 Following a request from the Secretary of State for Housing, Communities and Local Government (as was, now Department of Levelling Up) for proposals for both new and accelerated capital projects, fifteen projects were submitted to Government in summer 2020 to support our economic recovery plan. The formal announcement of an allocation of £52.600m to the West Yorkshire Combined Authority was made on 4 August 2020 confirming that all the submitted projects were successful. The programme was approved at Strategic Outline Case (decision point 2 of the Assurance Framework) by the Combined Authority on 4th September 2020.
- 2.2 The programme has now been operating for over sixteen months and there is less than two months remaining before the financial close on 31 March 2022, the date by which financial completion for the GBF element of projects within the programme should be achieved.

- 2.3 The projects are at varying stages of delivery with some achieving the expenditure targets early in the first year because they had already commenced development work prior to programme approval. Most projects will continue to deliver beyond the financial completion deadline using match funding secured from other partners. Outputs for all projects must be achieved by 31 December 2024.
- 2.4 A total of 11 projects have received full business case approval.
- 2.5 The total approvals to date amounts to £45.240m with further approvals of £6.443m forecast to be approved by the end of March 2022.
- 2.6 In addition, following delegations agreed in the approval of the Strategic Outline Case, programme costs of £917,000 have been approved including provision for an overhead recovery charge applied to each funding stream.

3. Progress to Date

- 3.1 The Programme team are carefully monitoring the progress of the projects to ensure that they meet the financial spend targets and are on track to deliver the contractual outputs against each project by December 2024.
- 3.2 The following projects are currently in delivery and progressing well and are projected to over-achieve on their contractual outputs:
- The **Wakefield Warm Homes** project which focuses on alleviating fuel poverty in the region through installation of energy efficiency measures in homes has completed 172 of energy efficiency measures and is on target to improve 271 homes by March 2022.
 - The **Holbeck Phase 2 Victorian Terraces Retrofit** project will now be supporting more properties than initially planned due to the availability of extra match funding in the form of a combination of Leeds City Council capital funding, Housing Revenue Account funding and landlord contributions. This project is now expected to deliver a total of 142 energy efficiency improvements to a combination of private and council homes. This project was originally contracted to support 100 homes. The project has completed 75 properties to date.
- 3.3 Delivery is also currently underway on the following projects, which are progressing at pace:
- Preliminary drainage work is underway on the **Beech Hill Phase 2** project in Calderdale, which will carry out external repairs and improvements to a mix of both privately owned and social housing. Most of the residents have signed up to the scheme and the work is on schedule to be completed by October 2022.

- The Combined Authority's in-house **Business Growth programme** has allocated grants for the full funding available and is on track to deliver all its outputs for jobs and businesses assisted.
- Work on the **Brighouse A6025 Reconstruction** project will reopen a 5 kilometre stretch of road closed due to a landslip caused by flooding in February 2020. The work commenced in April 2021 and is expected to open in the Spring.
- The construction of the **Temple Green Park & Ride Extension** project in Leeds commenced in April 2021, is almost complete and due to open in February 2022. This expansion of an existing park and ride facility will provide 391 additional spaces to help reduce congestion and air pollution.
- The **Leeds Grey to Green** project comprises four distinct elements being delivered in the South Bank area of Leeds. New public realm space is being developed using land released following highway improvements funded by the Combined Authority's West Yorkshire Transport Fund. Works at the Corn Exchange and Meadow Lane are expected to complete by the end of March 2022. Work on a new footbridge over the River Aire to connect Sovereign Street and Meadow Lane started in January and improvements to Crown Point Road in February, with all elements of the project expected to be complete by September 2022.
- The main works at **Bradford Parry Lane Enterprise Zone** site, including mine remediation works, are well underway along with the reusing/removal of 19,000 tonnes of concrete to create developable platforms and delivery of a main access road, junctions, and pedestrian crossing and initial enabling works have been completed for the **Langthwaite Grange, South Kirkby Enterprise Zone** project. Due to delays in securing landowner consents, the access road will now be delivered in a later stage of the project when alternative funding has been secured.
- Demolition and construction works for a new market at the **Bradford City Village** project started in April 2021. The market is scheduled to open in July 2023.
- The planning consent for the **Bradford One City Park** project has been approved and first stage tenders have been received. Work is expected to start on site in March 2022 (subject to approval of the Full Business Case plus costs, which is anticipated in early February 2022).
- Work is progressing on the design and tender package for the main refurbishment and fit out of the **Dewsbury Arcade**. The GBF programme has funded the strip out works that were completed in March 2021.

- Detailed design work is underway for the second phase of the refurbishment of the **Huddersfield George Hotel**. The GBF programme has funded phase 1, which focussed on the acquisition, removal of asbestos and external works and was completed in June 2021.
- Design works are underway for the **Knottingley Skills, Business and Services Hub** and work packages are being agreed with a framework contractor. Asbestos removal, surveys and compliance work have been completed.
- The **Wakefield Gigabit Voucher** scheme has been impacted by the unexpected launch of an extension to the National Gigabit Broadband Voucher scheme from April 2021. The ending of the national scheme was originally one of the reasons for the project and consideration was given to ending the project. The Council is however progressing an application from 9 residents for grants and so the project has been significantly reduced in scope. As a result of this change the outputs for the Wakefield Gigabit Vouchers project will be reduced from 60 broadband connections to 9 and 40 businesses assisted to 1. The benefits that would arise from the project such as increased home working and benefits to businesses will also be reduced.

3.4 The current status of approvals is shown in Appendix A attached.

4. Tackling the Climate Emergency Implications

4.1 The Getting Building Fund programme aims to save 79,000kg of CO2 emissions through a range of measures including highway improvements to reduce journey time, promoting public transport use, and insulation measures to housing and creating 8,200sqm of public realm / green space. The climate emergency implications of each of the projects has been set out in the individual business cases.

5. Inclusive Growth Implications

5.1 The Getting Building Fund is a varied programme of activity that will deliver a range of outcomes which have inclusive growth implications, such as tackling fuel poverty in deprived communities, improving quality of life through public realm improvements, supporting business growth through investment grants, creating new sustainable jobs and supporting access to jobs. The inclusive growth implications of each of the projects has been set out in the individual business cases.

6. Equality and Diversity Implications

6.1 Equality Impact Assessments (EQIA) have been undertaken by partners on all projects during project development.

7. Financial Implications

7.1 The GBF programme is on track to spend all funding within the parameters and financial freedom and flexibilities permitted by the Fund.

8. Legal Implications

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

9. Staffing Implications

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

10. External Consultees

10.1 No external consultations have been undertaken in the preparation of this report.

11. Recommendations

11.1 That the progress made in the delivery of the GBF programme is noted.

12. Background Documents

None.

13. Appendices

13.1 Appendix A – Financial allocations