

**NOTES OF THE MEETING OF THE INFORMAL CONSULTATIVE  
MEETING OF MEMBERS OF THE  
PLACE, REGENERATION AND HOUSING COMMITTEE  
HELD REMOTELY ON MONDAY, 7 FEBRUARY 2022**

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**Present:**

Amir Hussain (Deputy Chair)	Architect / Professional services
Councillor Denise Craghill	York Council
Councillor Helen Hayden	Leeds City Council
Councillor Peter McBride	Kirklees Council
Sam Keighley	Yorkshire Sport Foundation
Councillor Alex Ross-Shaw	Bradford Council
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
James Bennett	West Yorkshire Combined Authority
Patricia Davey	West Yorkshire Combined Authority
Alison Gillespie	West Yorkshire Combined Authority
Fiona Limb	West Yorkshire Combined Authority
Rob Tranmer	West Yorkshire Combined Authority
Ben Kearns	West Yorkshire Combined Authority
Janette Woodcock	West Yorkshire Combined Authority

**17. Apologies for Absence**

Apologies received from Cllr Denise Jeffrey and Cllr Darren Byford

**18. Declaration of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests by members at the meeting.

**19. Chair's Update**

The Deputy Chair welcomed members to the informal consultative meeting

and read out the following statement

Due to the recent rise in COVID-19 cases in the UK and the current uncertainty this brings, the decision has been taken not to hold any in person committee meetings in January 2022 and this meeting. Unfortunately, we are not permitted to hold virtual formal committee meetings at this time (regulations permitting this earlier in the pandemic expired in May 2021 and have not been renewed by government). The meeting today is therefore an informal consultative meeting of the Place, Regeneration and Housing Committee. However, it is being live streamed to enable the public and stakeholders to observe and hear the debate and discussion and papers have been published in the usual way. Where there is a need for a formal decision on an item, it will be necessary for the Managing Director to exercise his delegated authority and subsequently take those decisions having regard to the recommendations of this meeting.

Amir Hussain and Helen Lennon confirmed that:

“For the record, they would like to confirm that, by mutual agreement with the Chair, given their wider business interests and in the interests of transparency and openness, the exempt Appendix 7 of Item 6 has not been disclosed to them and do intend to take part in the discussion and debate on this item, however if the Committee wishes to discuss the exempt information they will withdraw from the meeting for that part”

**20. Exempt information - Possible Exclusion 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 7 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.

**21. Minutes of the Meeting held on 25 November 2021**

As this was an informal consultative meeting of the Place, Regeneration and Housing Committee, the minutes of the meeting held on 25 November 2021 will be approved at the next formal meeting of the Committee,

**22. Getting Building Fund Update**

The Committee considered a report and verbal update on the progress of delivery of the Getting Building Fund (GBF) programme.

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.

The Committee discussed and noted the progress of the delivery of the Getting Building Fund.

## **23. Capital Spending and Project Approvals**

The Committee considered a report and verbal updates on proposals for the progression of, and funding for, a number of West Yorkshire Combined Authority supported projects that have been considered at stages 1, 2 and 3 of the Combined Authority's assurance process.

### **TCF Heckmondwike**

The Place, Housing and Regeneration Committee was asked to approve that:

(i) The TCF Heckmondwike Bus Hub scheme proceeds through decision point 3 (outline business case) and work commences on activity 4 (full business case).

(ii) An indicative approval to the Combined Authority's contribution of £4,970,541. The total scheme value is £4,970,541.

(iii) Development costs of £328,000 are approved in order to progress the scheme to decision point 4 (full business case) taking the total scheme approval to £643,000.

(iv) The Combined Authority enters into an addendum to the existing funding agreement with Kirklees Council for expenditure of up to £643,000.

(v) 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.

### **TCF: Selby Station Gateway Scheme**

The Place Regeneration and Housing Committee was asked to approve that:

(i) The TCF Selby Station Gateway scheme proceeds through decision point 3 (outline business case) and work commences on activity 4 (full business case).

(ii) An indicative approval to the Combined Authority's contribution of £20,502,216 is given. The total scheme value is £22,560,216.

(iii) Development costs of £1,934,000 are approved in order to progress the scheme to decision point 4 (full business case) taking the total approval to £3,778,000.

(iv) Further development costs of £2,135,000 required for completion of full business case, land acquisition and enabling works to be delegated to the Combined Authority's Director of Delivery following discharge of the conditions below and subject to Programme Appraisal Team's

recommendation, taking the total approval to £5,913,000.

(v) The Combined Authority enters into an addendum to the existing Funding Agreement with North Yorkshire County Council for expenditure of up to £5,913,000.

(vi) 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.

#### Conditions

A progress report to be submitted to the Combined Authority's Programme Appraisal Team by end of March 2022 to include:

Confirmation of the scheme's scope, outputs, benefits, costs, and programme based on:

Affordability, deliverability, and stakeholder acceptability of the preferred OBC option.

Construction methodology conclusion for the proposed underpass.

A robust assessment of environmental, social, and distributional impacts induced by the scheme and report findings.

The outcomes of the latest public consultation on the OBC preferred option.

Quantification of the extent to which scheme interventions individually contribute to user disbenefit and environmental impacts.

Subject to availability, the use of existing count data to capture the impacts of Denison Canal Bridge's closure to vehicles.

#### **Leeds City Centre Package - City Square Plus**

The Place, Regeneration and Housing Committee was asked to approve that:

(i) The Leeds City Square Plus scheme proceeds through decision point 3 and work commences on activity 4 (FBC).

(ii) An indicative approval to the Combined Authority's contribution of £6,430,000. The total scheme value is £15,380,000.

(iii) 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.

Exempt Appendix 7 Brownfield Housing Fund Castleford and Pontefract

The Committee discussed and noted the recommendations.

As the meeting was held as an informal consultative meeting the Managing Director was asked to exercise his delegated authority and take those decisions having regard to the recommendations of the meeting.

## **24. TCF Programme Review**

The Committee considered a report and verbal update of the progress made on the Transforming Cities Fund Programme since the last review in June 2021 as well as highlighting key issues and risks to delivery of the programme as follows:

- To update the committee on the funding for the programme including changes anticipated as a result of the new five-year City Region Sustainable Transport Settlement (CRSTS)
- To update and approve TCF Project milestones and delivery timescales.
- To provide an overview of TCF financial information including project budget allocations and anticipated spend profiles.

The Committee discussed and noted the report and verbal update.

## **25. Forward Plan**

The Committee considered a report and verbal update to recommend the business agenda for this Committee during 2022.

The key purpose of the Committee is to support, enable and provide scrutiny on progress on place, regeneration and housing policy development and programme delivery. This purpose informs the business agenda proposed for 2022.

All meetings of the Committee will take standing items providing delivery updates and capital approvals. It is proposed that in addition the Committee will take policy items themed around the areas of influence of the Committee.

It is proposed that the agendas for the year ahead cover:

- Brownfield Land and Regeneration
- One Public Estate and Repurposing of Land
- Securing Design Quality / Inclusivity through Design
- Affordable Housing Delivery and Housing Retrofit
- Spatial Priority Areas and Delivery Models

The committee discussed and noted the Forward Agenda.