

**Report to:** Place, Regeneration and Housing Committee

**Date:** 7 July 2022

**Subject:** **Housing Pipeline Revenue Fund**

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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 paper provides an update on the Housing Pipeline Revenue Fund programme.

## 2. Information

### Background

- 2.1. The Combined Authority secured £3.2 million of revenue funding through the West Yorkshire Devolution Deal. The funding is to develop projects on the strategic housing pipeline from concept to feasibility, creating delivery ready schemes.

### Progress to date

- 2.3. Since the announcement of the devolved funding the programme has been taken through the Combined Authority Assurance Process. This involved a review to ensure it aligned to the Combined Authority's strategic objectives and subsequently with the mayor's pledge to deliver 5000 affordable and sustainable homes.

- 2.4. The Strategic Outline Case for the £3.2 million Housing Pipeline Revenue Programme was recommended for approval by Investment Committee on 8 June 2021 and approved at Combined Authority Board 29 July 2021.
- 2.5. The Strategic Case sets out at a high level four broad areas of work that will be supported by the funding. These are as follows:
- Regional resource and capacity
  - Technical advice and support
  - Local resource
  - Programme management
- 2.6. District Partners work closely with the Programme team and are engaged through the decision-making process.
- 2.7. The programme approvals were based on funding being allocated by March 2022. Following a period to establish the programme, the HPRF (Housing Pipeline Revenue Fund) gained momentum, bringing capacity support to district teams alongside funding technical and commercial advice on key strategic housing sites. However, despite progress made, the programme was unable to allocate the remaining funding by March 2022.
- 2.8. A change request was supported by the WYCA (West Yorkshire Combined Authority) Programme Assurance Team in March 2022 seeking approval for spend to be extended into 2022/23, with remaining to be allocated by March 2023. This aligned with discussions with the Department for Levelling Up, Housing and Communities, where the principle of spending up to March 2023 has been agreed, with remaining funds to be allocated by March 2022 and spend by March 2023.
- 2.9. The programme spend to date is £0.95m with £2.1m remaining to be spent by March 2023. The programme allocation currently stands at £3.3m with a £0.1m overprogramming position.
- 2.10. The spread of funding allocation across the West Yorkshire Local Authority areas is mapped in *Appendix 1* and is as follows:

<b>Bradford</b>	£457,528.00
<b>Calderdale</b>	£966,965.30
<b>Kirklees</b>	£966,090.00
<b>Leeds</b>	£127,500.00
<b>Wakefield</b>	£518,984.38

- 2.11. The purpose of the HPRF is to support the feasibility, concept, design and planning stages of site development to enable sites to be progressed to a delivery ready stage. The aim being that these will be schemes ready to benefit from future capital funding programmes, either within WYCA or directly through Local Authorities and/or Homes England.

- 2.12. The HPRF programme is currently forecast to enable in the region of **20,000 homes** including a forecast of **3,000 affordable homes** over the next five years. The impact of the programme on supported sites is captured in *Appendix 2*. This shows where revenue funding has supported specific sites, what the next steps are to bring the sites closer to delivery and the indicative delivery timescales. This will allow schemes to be monitored as they progress from feasibility through to delivery.

### **3. Tackling the Climate Emergency Implications**

- 3.1. The HPRF will seek to maximise Strategic Housing Pipeline sites opportunity to deliver net-zero carbon housing and support the Mayoral pledge to deliver more sustainable homes in West Yorkshire.

### **4. Inclusive Growth Implications**

- 4.1. The focus on affordable housing will support inclusive growth across the region. Supporting pipeline development will enable faster delivery of much needed new homes including a proportion of affordable and higher quality, better insulated and subsequently lower running costs for residents. The majority of the pipeline is aligned with the Combined Authority's spatial priority areas which cover the most deprived areas in the region. Supporting pipeline development ensures investment ready schemes in areas in most need of investment with wider benefits to health of living in well designed, higher quality homes.

### **5. Equality and Diversity Implications**

- 5.1. There are no equality and diversity implications directly arising from this report but by supporting development investment in the most deprived areas in the region the programme seeks to address wider equality and diversity benefits through greater investment.

### **6. Financial Implications**

- 6.1. There are no financial implications directly arising from this report.

### **7. Legal Implications**

- 7.1. Funding agreements have been entered into between the Combined Authority and the relevant Local Authority for each supported work package.

### **8. Staffing Implications**

- 8.1. The Combined Authority recruited a Programme Manager to lead on management of the HPRF programme supported by a Programme co-ordinator. Both posts had initially been for 6 months, ending March 2022. However due to the rollover of funding into 2022/23 these have now been extended until March 23. Both posts are due to be released on a permanent basis over the spring/summer as part of the gainshare capacity funding which

will ensure momentum is maintained and pipeline development continues post March 2023.

## **9. External Consultees**

- 9.1. All Local Authority partners have been engaged in discussions to date regarding HPRF allocation through Directors of Development, Strategic Place Officers Group and individual district teams, working with Combined Authority teams on a regular basis

## **10. Recommendations**

- 10.1. To note the progress and impact of the Housing Pipeline Revenue Fund.

## **11. Background Documents**

## **12. Appendices**

Appendix 1 – Housing Pipeline Revenue Fund Allocations Map

Appendix 2 – Housing Pipeline Revenue