

Appendix 2: HPRF Impact Assessment

| Local Partner | Strategic Site | Potential Housing capacity | Affordable% | HRF Activity Funded | Deliverables | Outcome/Benefit | Next stage | Delivery Programme Forecast | | |
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| | | | | | | | | Developer Appointed | Planning Approval | Housing Starts |
| Bradford | City Village | 1000 | 20% | Implementation Plan and Costed Infrastructure Plan | Building on masterplan work to incorporate: - Infrastructure assessment - Updated cost/viability assessments - Funding and delivery strategy & socialisation - approach to procurement of partners - programme | Bradford to better understand the potential of the Oastler site, optimum tenure mix potential, costs, viability and development procurement options. | Delivery Options paper to inform strategic decision making to move scheme forwards | | | 2025/26 |
| Bradford | New Bolton Woods | 700 | 20% | Implementation Plan and technical assessment | Delivery/implementation strategy incorporating market assessment, viability and options. High level technical study and design to include - site remediation / earth works - highways - utilities - indicative layout of infrastructure and development parcels - cost plan | Bringing private and public sector partners together to jointly understand constraints, abnormals, costs and delivery route. | Collaboration/Equalisation Agreement between CRUVL and Marshalls re spine road. | May-23 | Aug-23 | Apr-24 |
| Bradford | Guard House School, Keighley | 173 | 26% | Feasibility Assessment | •Layout to determine capacity •Site assessment •Topographical survey •Market and financial appraisal •Options for delivery | Understanding of site capacity, constraints and delivery options ahead of procurement. | Development partner procurement | | Dec-24 | Jul-25 |
| Bradford | Flockton House, Bowling | 55 | 100% | Feasibility Assessment | •Layout to determine capacity •Site assessment •Market and financial appraisal •Options for delivery | Understanding of site capacity, constraints and delivery options ahead of procurement. | Development partner procurement | | Oct-24 | Apr-25 |
| Bradford | Highbridge Terrace, Bowling | 35 | 100% | Feasibility Assessment | •Layout to determine capacity •Site assessment •Topographical survey •Market and financial appraisal •Options for delivery | Understanding of site capacity, constraints and delivery options ahead of procurement. | Development partner procurement | | Mar-24 | Oct-24 |
| Bradford | Merrivale Arms, Allerton | 54 | 100% | Feasibility Assessment | •Layout to determine capacity •Site assessment •Topographical survey •Market and financial appraisal •Options for delivery | Understanding of site capacity, constraints and delivery options ahead of procurement. | Development partner procurement | | Oct-24 | Apr-25 |
| Bradford | Ned Lane, Holme Wood | 205 | | Feasibility Assessment | •Layout to determine capacity •Site assessment •Topographical survey •Market and financial appraisal •Options for delivery | Understanding of site capacity, constraints and delivery options ahead of procurement. | Development partner procurement | | Jul-26 | Aug-27 |
| Bradford | Proctor Street, Holme Wood | 29 | 100% | Feasibility Assessment | •Layout to determine capacity •Site assessment •Topographical survey •Market and financial appraisal •Options for delivery | Understanding of site capacity, constraints and delivery options ahead of procurement. | Development partner procurement | | Oct-24 | Apr-25 |
| Calderdale | North Halifax sites | 405 | 25% | PM capacity and legal appointment | Tender pack inc draft development agreement produced to enable development partner procurement | Production of tender documents to secure development partner. HRF enabled the Council to engage external solicitors and PM support which accelerated the drafting of the tender pack significantly. | Appointment of preferred partner | Jul-22 | 2023 | 2024 |

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| Calderdale | Brighouse Garden Suburbs | 2912 | 25% | Planning Officer post, local plan support, urban design/masterplanning, legal/commercial, implementation & delivery support | Delivery Plan, Masterplan/SPD, Equalisation and Collaboration Agreement | Accepted design guide and masterplan to shape quality developments. Agreement between developers and landowners on the delivery approach to enable collaboration and progression of the land parcels for development. | Local Plan adoption summer September /October 2022 and Phase 1 Planning submissions. The first draft of the masterplan will be complete by the end of May 2022, with the first iteration of the phased infrastructure cost plan to be available soon after. The masterplans will be adopted as SPDs following adoption of the Local Plan. | Redrow – Woodhouse Garden Village Phase 1 Bellway – Thornhills Garden Village Phase 1 Miller – Thornhills Garden Village Phase 2 | Apr-23 | 2024/25 |
| Calderdale | Cock Hill Lane, Shelf | 160 | 30% | Commercial advice on delivery and disposal/development for the LA owned site | Delivery Strategy - Development Brief- Technical data set - tender pack - draft Heads of Terms | Calderdale informed on the optimum means of housing delivery and supported through technical and commercial packages towards disposal/development. HRF enabled the Council to | Site marketing and disposal | Feb-23 | Feb-24 | 2024 |
| Calderdale | Minster View | 136 | 30% | Review design/feasibility work to produce delivery and procurement strategy, taking account of land ownership collaboration requirements | Delivery & procurement strategy | Joint ownership objectives and parameters for housing delivery determined and options and recommendations identified for onward delivery/marketing/procurement. The feasibility study part funded by HRF was key to gaining momentum on this site, engaging the private owner and giving them confidence that the Council has the capacity to prioritise unlocking the site for sale and ultimately development. | Site marketing and disposal | Oct-22 | Oct-23 | 2024 |
| Calderdale | Halifax Swimming Pool | 80 | 30% | Feasibility & Options Assessment | Feasibility & delivery strategy inc market assessment, block plans, viability assessment, technical assessment and delivery programme | Calderdale informed on potential through indicative capacity, costs and abnormals to support decision to progress site. The HRF funded study has enabled the Council to steer a conversation towards considering the site for residential development which may not have happened without this study. | Review impact of viability gap and agree disposal route | | | |
| Calderdale | Borough Market, 'Streets in the sky' | 20 | | Feasibility study refresh | Updated cost plan, development values, viability assessment, M&E strategy and concept design layout | To inform decision on redevelopment of the current empty residential units | Procurement strategy | | | Jan-24 |
| Calderdale | Kershaw | 44 | 25% | Options assessment | Development constraints appraisal, Sustainability strategy, concept masterplan, Abnormal development cost appraisal, Options and viability appraisal. | Capacity and high level technical/design exercise to determine potential of site. | Development route decision | | | 2025 |
| Kirklees | Dewsbury Riverside | 4000 | 20% | Drainage and Highways resource capacity funding and Hybrid Planning application fees - outline for 350 homes on council controlled site and full planning for infrastructure to deliver the first phase of development and unlock the wider site | Highways modelling and drainage advice to progress and support site through planning process | Hybrid planning application submitted and approved to enable scheme progression. Delivery of first phase of housing (350) and infrastructure to provide access to the wider site (4000 homes) catalysing land owner collaboration and funding bid progress with Homes England. | Planning approval and development partner procurement for first phase. Homes England funding bid progression. Land owner collaboration and agreements on wider site. | Winter 2023 | Summer 2022 | Jul-24 |
| Kirklees | Bradley Park | 2063 | 20% | Drainage and Highways resource capacity funding and C&W feasibility work for the southern portion of the site alongside a Development Brief for overall site, which sets out the vision and parameters for the development of the allocation. | Development Brief: Masterplan review. Establish design and delivery principles to guide the development of Council's ownership at Bradley Park, including a revised masterplan. Feasibility Study: Indicative layout options. Phase 1 site investigations. Highway impact assessment. Infrastructure assessment. Indication of construction costs. Development appraisal. Report on options, next steps and planning strategy for the site and options for disposal. | Kirklees informed on potential through indicative layout, costs and abnormals to support decision to progress development of council owned element. Accepted design guide and masterplan to drive quality of development on wider site. | Development of planning and procurement strategy | Winter 2023 | Winter 2024 | Jul-25 |

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| Kirklees | RM Grylls | 125 | 100% | Stage 1 constraints study and support legal costs for site delivery. | Feasibility report and legal due diligence | Indicative site capacity, abnormals and costs established to enable 2 stage tender to commence. | Procurement of Design & Build contractor | May-22 | | Sep-23 |
| Kirklees | Jackroyd Lane, Newsome | 35 | 100% | Stage 1 feasibility study and support legal costs for site delivery. | Feasibility report and legal due diligence | Indicative site capacity, abnormals and costs established to enable 2 stage tender to commence. | Procurement of Design & Build contractor | Jul-22 | | Mar-23 |
| Kirklees | Gomersal School, Cleckheaton | 48 | 20% | Feasibility & Viability Assessment | Stage 1 site investigations, feasibility study, development/disposal strategy, viability appraisal, deliverability of development options report | Informed on development/disposal options to bring housing site into delivery with potential to deliver higher development standards of design innovation, sustainability and affordability | Site marketing | Apr-23 | Dec-23 | Apr-24 |
| Kirklees | Fenay Lane, Huddersfield | 274 | 20% | Feasibility & Viability Assessment | Stage 1 site investigations, feasibility study, development/disposal strategy, viability appraisal, deliverability of development options report | Informed on development/disposal options to bring housing site into delivery with potential to deliver higher development standards of design innovation, sustainability and affordability | Site marketing | Dec-23 | Dec-24 | Apr-25 |
| Kirklees | Daisy Hill, Dewsbury | 200 | 20% | Masterplanning, concept designs & feasibility work Valuations & viability assessments | Feasibility Assessment, Constraints appraisal, Concept masterplan, Abnormal development cost appraisal, Viability appraisal, Delivery Strategy | Sites potential confirmed through indicative layout, costs and abnormals to support progression of acquisition and development | Acquisition Strategy | Dec-23 | Dec-24 | Apr-25 |
| Kirklees | Raikes Lane, Birstall | 30 | 100% | Design work, Due diligence review, Site analysis, Design review and planning application preparation | Constraints Plan, RIBA Stage 2 Concept Design Layout, Survey Pack and Cost Appraisal | Informed on site constraints, layout and capacity to feed into refined design proposals including MMC/Passivhaus | Planning submission | | Dec-22 | Jul-23 |
| Kirklees | Upper Clough, Huddersfield | 53 | 20% | Feasibility & Viability Assessment | Stage 1 site investigations, feasibility study, development/disposal strategy, viability appraisal, deliverability of development options report | Informed on development/disposal options to bring housing site into delivery with potential to deliver higher development standards of design innovation, sustainability and affordability | Site marketing | Apr-23 | Dec-23 | Apr-23 |
| Kirklees | Common Road, Batley | 18 | 100% | Design work, Due diligence review, Site analysis, Design review and planning application preparation | Constraints Plan, RIBA Stage 2 Concept Design Layout, Survey Pack and Cost Appraisal | Informed on site constraints, layout and capacity to feed into refined design proposals including MMC/Passivhaus | Planning submission | | Dec-22 | Mar-23 |
| Kirklees | Flash Street, Mirfield | 71 | 20% | Feasibility & Viability Assessment | Stage 1 site investigations, feasibility study, development/disposal strategy, viability appraisal, deliverability of development options report | Informed on development/disposal options to bring housing site into delivery with potential to deliver higher development standards of design innovation, sustainability and affordability | Site Marketing | Dec-23 | Dec-24 | Apr-25 |
| Kirklees | Flint Street, Huddersfield | 45 | 20% | Feasibility & Viability Assessment | Stage 1 site investigations, feasibility study, development/disposal strategy, viability appraisal, deliverability of development options report | Informed on development/disposal options to bring housing site into delivery with potential to deliver higher development standards of design innovation, sustainability and affordability | Site Marketing | Apr-23 | Dec-23 | Apr-24 |
| Leeds | Copperfields | 146 | 100% | Design Work/Retail assessment | Design and costing for sports pitch reallocated . Retail market assessment to feed into the masterplanning and marketing of this site to affordable housing providers. | Leeds able to confirm accurate costs for pitch provision for inclusion in BHF business case. Retail demand and existing provision assessment to inform food retail allocation on site. | Site marketing and procurement of affordable housing provider | Sep-22 | Dec-22 | Jul-23 |
| Leeds | Farrar Lane, Holt Park | 44 | 35% | Stage 1 surveys | •Stage 1 checks •Drainage and Utilities Assessment •Topographical survey •Ground / site investigations work •Tree survey | Greater certainty on technical issues and knowledge to inform pre-planning feasibility stage including infrastructure requirements, site viability, marketing process and scheme design and bid preparation and selection de-risking proposals so far as possible and as early as possible | Development agreement/conditional disposal to RP/ developer | Jul-23 | Jul-24 | 2024/25 |
| Leeds | Meadow Lane | 71 | 7%+ | Stage 1 surveys | •Stage 1 checks •Drainage and Utilities Assessment •Flood risk assessment | Greater certainty on technical issues and knowledge to inform pre-planning feasibility stage including infrastructure requirements, site viability, marketing process and scheme design and bid preparation and selection de-risking proposals so far as possible and as early as possible | Development agreement/conditional disposal to developer/ RP | Dec-22 | Mar-23 | Jul-24 |

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| Wakefield | Castleford Housing Zone | 1200 | 10% | Technical and commercial assessment to inform delivery strategy for council owned sites Stansfield Road and Wheldon Farm | Constraints appraisal, concept masterplan, abnormal development cost appraisal, high level delivery and viability appraisal. | Wakefield to better understand the potential of the sites, optimum tenure mix potential, costs, viability and development disposal and/or procurement options. | Development/disposal route decision | 2024/25 | 2024/24 | 2025/26 |
| Wakefield | Pontefract Dispensary | 120 | 30% | Design Options | To produce options for the conversion of the Old Dispensary into residential use | Wakefield Council and NHS as site owner to be informed of solutions to the conversions that can be used to stimulate developer interest. | Site marketing and disposal | 2024/25 | 2025/26 | 2025/26 |
| Wakefield | Redhill School, Castleford | 40 | 100% | Stage1 surveys | Provide a suite of reports including •Utilities survey •Tree survey •Phase 1 ecology •Archaeology and heritage assets •Ground investigations – trail holes and contamination testing •Topo | To inform viability options around the delivery of enhanced quality standards such as Carbon Zero homes and Building for Heathy Life principles and provide more certainty around the procurement process. | Development agreement/conditional disposal to RP | Feb-24 | Aug-24 | Mar-25 |
| Wakefield | Knottingley | 2600 | | Design Codes | Design Code to support the delivery of the Knottingley Master Plan | Clear adopted Design Codes to enforce and guide future development in and around Knottingley to ensure, the aims and ambitions of the new Masterplan are met. | | | | 2024/25 |