



Homes
England

West
Yorkshire
Combined
Authority

**West Yorkshire Strategic Place Partnership
Partnership Business Plan (Final Draft – February 2023)**

Homes England and West Yorkshire Combined Authority

Strategic Place Partnership - Partnership Business Plan Executive Summary

The West Yorkshire Devolution Deal (March 2020) set out a commitment to develop a Strategic Place Partnership between West Yorkshire Combined Authority and Homes England. The Strategic Place Partnership is a model developed by Homes England to enable greater collaboration and partnership working at a sub-regional scale recognising those places with ambitious proposals for place-based growth and regeneration.

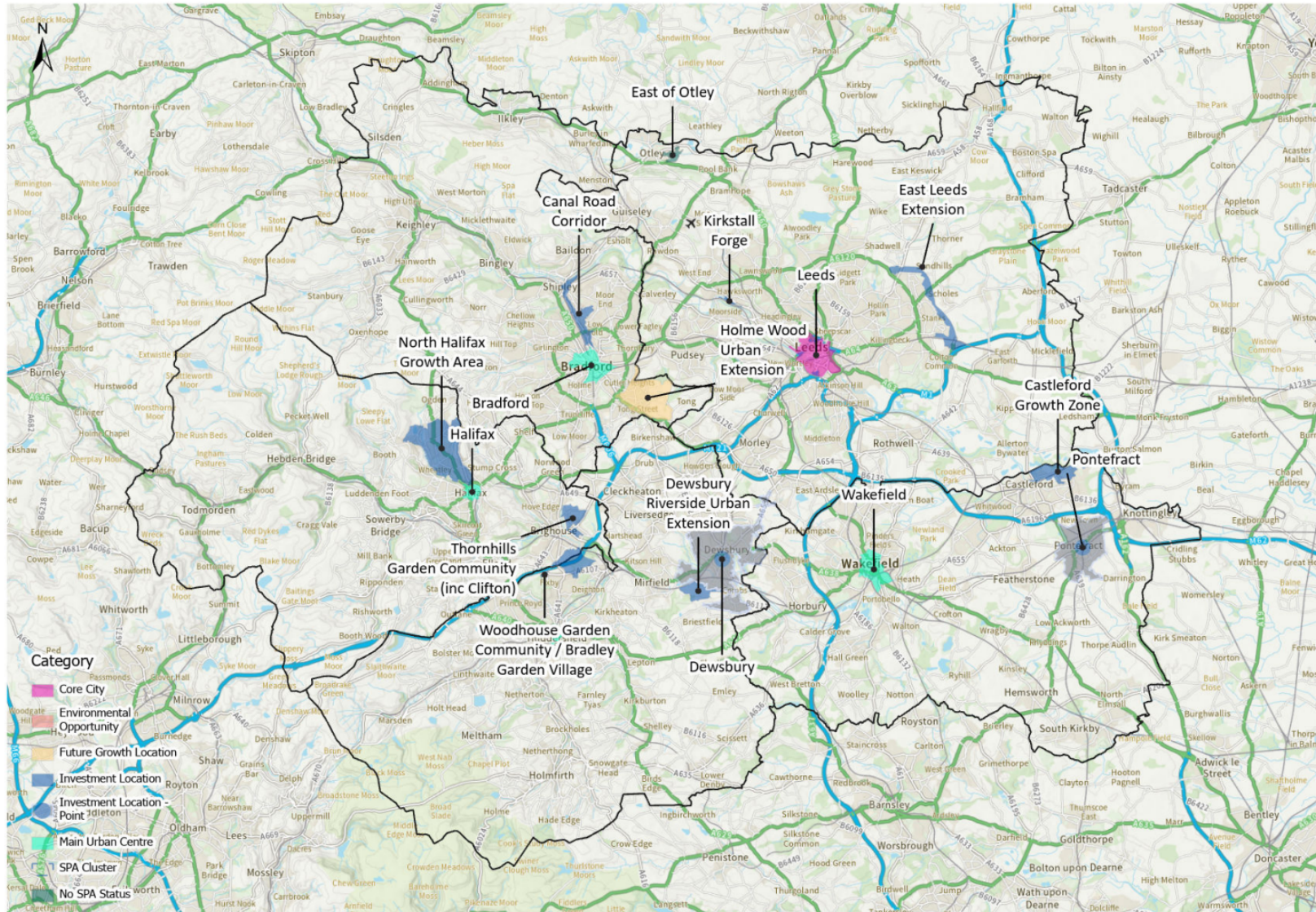
West Yorkshire is a central pillar in rebuilding and rebalancing the national economy as the hub of the North of England. The region has ambitious plans to create and grow vibrant communities and support an ever-growing population, not least through addressing decades of underinvestment in the region. A core element of realising a bold new future for West Yorkshire is the commitment to the development of well-connected places with good quality homes where people choose to live and work. **The shared ambition of this SPP is to realise the untapped potential of West Yorkshire to further contribute to the delivery of much needed new homes as part of a co-ordinated approach to the regeneration and transformation of its places.**

The foundations of the SPP are built on the challenges and opportunities present across the region in improving good quality housing growth and regeneration. We know there are significant challenges around land accessibility, outdated infrastructure, legacy housing stock and affordability. However, we also recognise there is a significant opportunity, through our joint pipeline development work, to take a place-based approach to development, putting people and communities at the heart of the process. Working together, we have identified three strategic objectives of the SPP that support the ambitions of West Yorkshire adding value to the work already happening across the region;

SO1	Develop investment ready proposals to unlock and accelerate housing delivery and regeneration across West Yorkshire, supporting the region's levelling up, economic growth and inclusivity objectives
SO2	Realise opportunities to create and grow sustainable neighbourhoods contributing to the region's net zero carbon ambitions
SO3	Improve the supply of good quality and affordable homes providing greater choice and opportunity for people to access a home in West Yorkshire that meets their housing need.

The West Yorkshire Spatial Priority Areas identify those areas where strategic public sector intervention has the potential to have a transformational impact on our places. The SPP builds on this by identifying those areas with the opportunity to catalyse housing growth and have a real impact towards achieving the SPP strategic objectives. These places are identified as focus areas for the SPP, where collaboration between partners brings added value and coordination towards delivery with specific activities identified for year one of the Partnership.

West Yorkshire Strategic Place Partnership Focus Areas



Homes England and West Yorkshire have a successful track record of working together across a number of key projects and have focussed collaboration to achieve the Mayoral housing pledge ambition over the last 18 months. This SPP take the scale of collaboration to the next level through identifying opportunities across the strategic objectives and focus areas for further joint working. The SPP will add value by:

- Aligning internal resources – drawing on the capacity, capability and expertise of each partner (for example across investment, acquisition, funding, technical expertise and planning) at an early stage in project development, reducing duplication across work streams and focus areas
- Place-based working and alignment of public sector investment – providing joint resource funding expertise across the focus area to develop and position strategically focussed projects as investment ready to access capital funds and realise delivery.
- Formalising the SPP intent through establishing a Memorandum of Understanding and a robust governance structure – bringing senior level engagement to provide strategic direction to the Partnership
- Providing a platform to work with private sector partners who share our values and drive to create great places
- Developing a joint approach to pipeline development, focussed on delivery and unlocking projects that demonstrate market failure

The SPP Partnership Business Plan will be underpinned by a Delivery and Implementation Plan across all the strategic objectives and focussed delivery plans for each of the strategic objectives. The Strategic Place Partnership Board brings together senior representatives from the Combined Authority, Homes England and Local Authorities to set the strategic direction for SPP intervention. The Board will act in an advisory capacity with investment decisions being taken within the existing governance structures of the relevant partner of the SPP.

West Yorkshire Strategic Place Partnership Business Plan – Final Draft

1.0 Introduction

1.1 A Strategic Place Partnership for West Yorkshire

West Yorkshire, home to 2.3 million people and an economy of £57.9 billion, strives to be a place that is prosperous, well connected, safe, inclusive and a hotbed of creativity and sustainability. West Yorkshire Combined Authority (WYCA), which brings together the local authorities of Bradford, Calderdale, Kirklees, Leeds and Wakefield, is working in partnership with key stakeholders; including Homes England, to achieve this vision.

Recognising the ambition and potential of increased collaboration between West Yorkshire and Homes England, the West Yorkshire Devolution Deal (March 2020) laid the foundations to develop a Strategic Place Partnership (SPP) with Homes England. This builds on our shared ambitions including to:

- Increase the delivery of good quality new homes and deliver affordable homes in the right places;
- Create the tipping point for private sector investment in transformation and regeneration; and
- Ensure sustainable growth with a focus on tackling the climate emergency.

Good quality housing is crucial to achieve successful economic growth and regeneration. However, the SPP is not focused on simply building more homes. There is a recognised need for long term commitment in creating investible and sustainable places through shared approaches to visioning and planning, assembling and de-risking land, investing in connectivity and community infrastructure, ensuring tenure choice, diversifying the market through supporting new housing developers, including community housing providers, to enter the market and taking a patient approach to unlocking value through a comprehensive place-based approach. Establishing common priorities and progressing a shared pipeline of projects, sites and interventions is central to this.

Homes England and West Yorkshire Combined Authority are together forming the SPP to deepen their partnership and unlock the delivery of regeneration and housing growth in the region. The SPP will provide additional resources across the partnership to focus on the priorities set out in this Partnership Business Plan (PBP). The plan will set out our commitment to work together on short, medium and long-term activity that will stimulate progress and secure delivery across a regional pipeline of key place-based projects.

Realising the full potential of West Yorkshire can only be achieved through enhanced collaborative working across the public and private sector, and by developing relationships between local, regional and national levels of government. The SPP recognises and builds on our strong existing partnerships and sets a clear framework for the next three years, and beyond, that will guide our organisational relationships and mould our shared commitments to housing growth, transformation and regeneration across West Yorkshire.

2.0 Housing and Regeneration in West Yorkshire

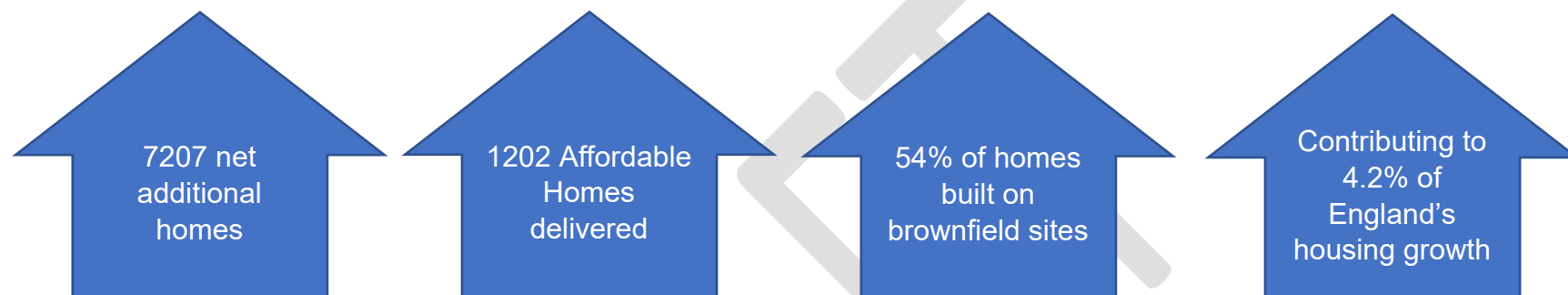
2.1 The Ambition

West Yorkshire is key to re-building and rebalancing the national economy, enabling the North of England to contribute fully to, and benefit from, national economic growth. Collectively the region has ambitious plans to expand the economy and support a growing population, not least through addressing years of underinvestment in the regions transport system through a bold new strategy that will see Mass Transit at the core of much improved connectivity. The Strategic Economic Framework, outlines the vision for West Yorkshire to be *'recognised globally as a place with a strong, successful economy where everyone can build great businesses, careers and lives supported by a superb environment and world-class infrastructure'*

A core element of realising the vision for West Yorkshire is the commitment to support the development of well-connected neighbourhoods with good quality homes, in places where people want to live. The shared ambition of this SPP is to realise the huge untapped potential of West Yorkshire to further contribute to the delivery of the much-needed national supply of new homes and meet the diverse needs of the region's residents and communities, as part of a co-ordinated approach to the regeneration and transformation of its places. Developing broader, diverse and functioning housing markets will not only enable us to meet needs but it will also underpin the economic growth required to level up the country.

Following a national dip in construction levels during the global pandemic, the region has recovered well with development bouncing back to pre-covid levels in 2021/22. This has in-part been a product of a positive plan-led approach to development and strong market performance in core locations with private sector-led delivery. It is also a result of a proactive programme of affordable housing delivery through local authority, Registered Provider and Homes England partnerships and investments, and a concerted approach to area-based regeneration that has established a clear and successful public sector role in accelerating housing delivery.

West Yorkshire Housing Delivery 2021-22



Since its inception in 2014 West Yorkshire Combined Authority has developed and implemented programmes of support and funding, including the Local Growth Fund and more recently the Brownfield Housing Fund, that have actively engaged the private sector and local authorities to work together and accelerate housing delivery. The devolution deal and election of the first Mayor of West Yorkshire in May 2021 cemented the regional ambition for delivering good quality and affordable housing. The Mayor has committed to supporting the delivery of 5000 affordable and sustainable homes across West Yorkshire by working in partnership with local authorities, Homes England and other private and public sector partners that share the same ambition and drive for inclusive and clean growth.

The aims and objectives of the Combined Authority align firmly with Homes England's overarching mission to create a more resilient and diverse housing market by working with partners to unlock delivery and increase housing supply. As Homes England respond to the Levelling-Up agenda through a new Strategic Plan (anticipated early 2023) the ambitions are expected to further align with an enhanced focus on regeneration and the creation of high quality, sustainable and beautiful homes and communities. This is about more than making homes happen – it is a focus on creating sustainable, distinctive and thriving places that foster a sense of community and pride and can better connect people to employment opportunities, providing the amenities they need. Through this SPP Homes England has identified that West Yorkshire is a place with this as a shared ambition to focus on.

2.2 The Challenges

The key housing challenges for West Yorkshire are at the heart of the SPP and will drive forward our collective actions:

<p>Land Availability</p> <p>There are large variations across the region in terms of land availability and particularly the availability of brownfield land. Prioritising delivery on brownfield land is a key part of our strategy given it's often sustainably located in existing urban areas, well connected to current and emerging transport networks. Our industrial legacy means that brownfield land requires remediation and land is often in multiple ownerships. Over half of the joint Strategic Housing Pipeline is on brownfield land and the Brownfield Housing Fund is providing £89m of funding to help unlock some of these sites. However, we know further investment and collaboration will be needed to meet the regions longer term ambitions.</p>	<p>Infrastructure</p> <p>Significant legacy challenges in terms of outdated infrastructure exist and have a huge impact on the public purse hampering our ambition to level up. The region is accelerating its activities to introduce Mass Transit and improve the wider transport network, unlocking key sites for housing growth. However, to realise the potential, significant funding is needed to deliver strategic infrastructure where the market cannot act alone. This calls for joined up thinking and development at an early stage. Whilst we are already working collectively across several projects, there is more to do to attract and secure the investment needed and create sustainable places to live.</p>
<p>Affordability</p> <p>When compared on an income to value ratio nationally, West Yorkshire has affordable house prices. Yet this masks significant affordability issues failing to take into account entrenched patterns of deprivation and wider cost of living factors including, crucially, the cost of transport. The geographic diversity of West Yorkshire has an impact on connectivity and consequently on the locational choices households face when balancing where they live and work. These affordability pressures need to be taken into account to deliver the right mix of homes that meet the needs of communities and the economy.</p>	<p>Legacy of Poor Quality</p> <p>Pre-1919 housing is predominant in the core of many urban areas across the region. Although parts of the larger inner-city areas have been extensively re-developed the age of stock in West Yorkshire is still above the national average. Poor-quality homes and outdated surrounding infrastructure lead to poorer health and well-being outcomes for residents. Much of this stock is in the private sector with rental levels underpinned by welfare support.</p>
<p>Ageing Population</p> <p>The proportion of people aged over 65 is projected to grow particularly in the north of the region which already has a higher proportion of older people compared to the rest of West</p>	<p>Fragile Markets and Viability</p> <p>Whilst lower house prices in many parts of West Yorkshire may be perceived as demonstrating affordability, this creates a significant challenge in attracting developers and investors</p>

Yorkshire. As life expectancy increases, there is a challenge to ensure that homes are fit for purpose in terms of location and adaptability. The Leeds City Region Housing Need Study identified that the substantial growth in older households is likely to change the new build market and create more competition for mobile families and young workers. Rethinking where, how and the type of homes we build is central to supporting a growing and ever-changing population in West Yorkshire.

where market values are far lower than in other parts of the country. Combined with remediation, land assembly and strategic infrastructure costs this can impact on the deliverability of strategically important development projects. The public sector has an important role to play, working collectively to identify place and site-based solutions to accelerate good quality and transformational housing growth.

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Beech Hill is a key strategic project in a prominent position to the North of Halifax town centre. The regeneration of Beech Hill is a transformational project which aims to create a sustainable, residential neighbourhood of choice through a combination of new development (Phase 1) and the improvement to existing residents homes (Phase 2). Beech Hill is one of the strongest examples of partnership working in action demonstrating the need for joint public sector investment to reinvigorate the community.

Prior to the commencement of the project, Beech Hill consisted of three disused tower blocks and a site with complex contamination issues. The demolition of the blocks was one of the largest asbestos removal contracts in the UK in 2019 costing nearly £7m alone. If it wasn't for cross-subsidy provided through the partnership, public sector funding and commitment and ambition from the Beech Hill Project Board redevelopment would not have been possible.

Phase 1 is now on site to deliver 106 new affordable housing site, developed by Together Housing a key partner in the delivery of Beech Hill. Phase 2, also now on site delivers a comprehensive package of improvement works to the external fabric of 70 existing homes, to ensure no resident is left behind in the regeneration of the area.

Calderdale Council, the Combined Authority, Together Housing, Homes England, central Governments and private landlords in the area collectively contributed over £25m across both phases to see the regeneration of Beech Hill through to its outcomes.

2. The Opportunities

In Focus: Beech Hill, Halifax



Image: Beech Hill Phase 1

Credit: ESH Construction

There is a strong appetite to increase the pace and scale of good quality housing delivery across West Yorkshire. Across the five Local Planning Authorities adopted or

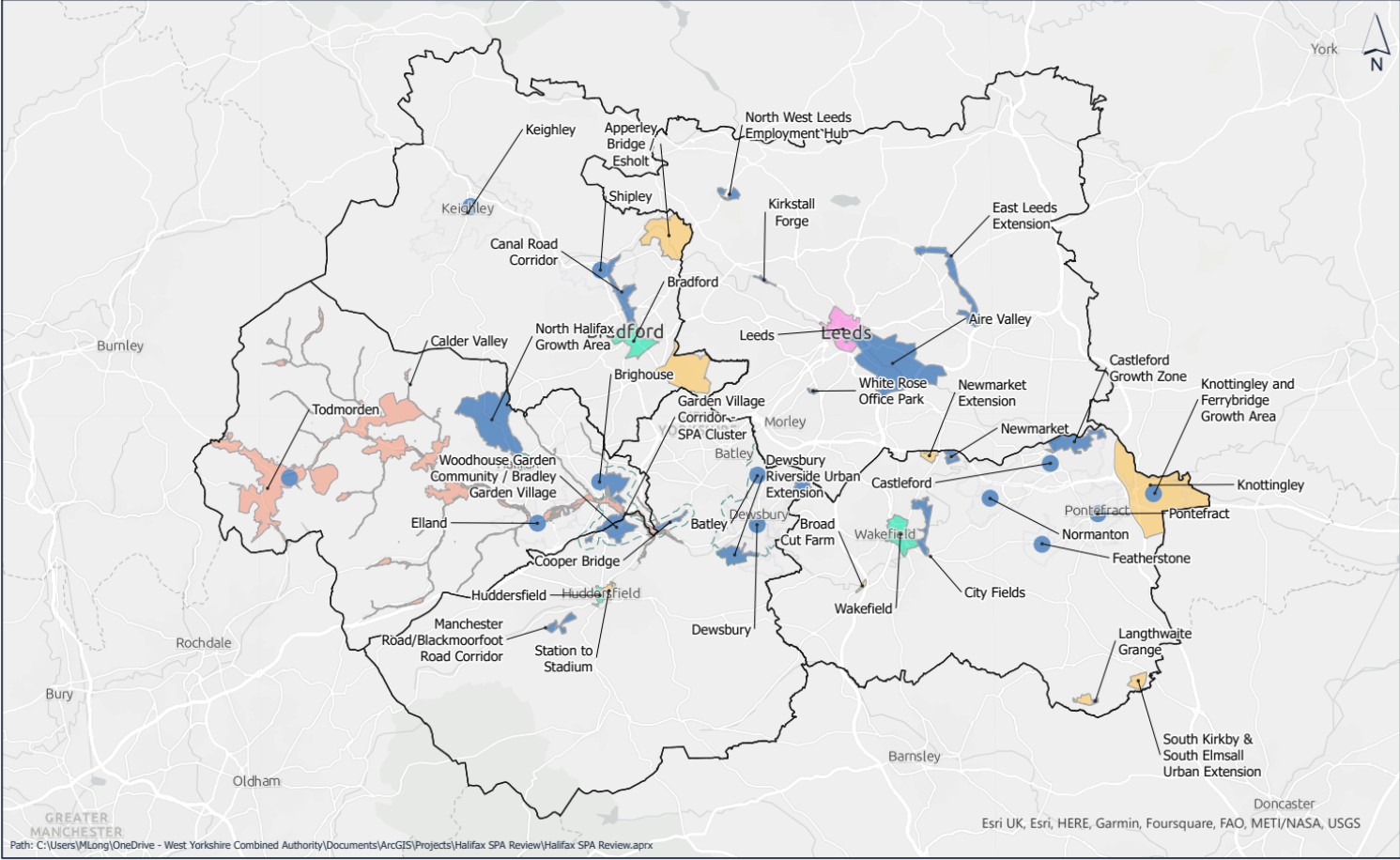
emerging Local Plans there is indicative capacity for over 100,000 homes to come forward. These housing sites are allocated to deliver over a 15-year period and a large proportion are to be delivered on sustainably located brownfield land.

Spatial Priority Areas and West Yorkshire Strategic Housing Pipeline

Opportunities for growth are identified within the West Yorkshire Spatial Priority Areas (SPAs) and within the joint Homes England and West Yorkshire strategic housing pipeline. The strategic housing pipeline is a dynamic tool that represents the housing growth opportunities that most strongly align to the Combined Authority and Homes England's strategic objectives, which require a range of interventions to move forward into delivery. Whilst the opportunities within the pipeline are constantly under review as new opportunities emerge and existing sites move into delivery, currently the joint strategic housing pipeline has the capacity to deliver over 38,000 new homes.

The SPAs have been identified in partnership between WYCA and its constituent local authorities and reflect local priorities. The SPAs align with the SPP strategic objectives and the themes underpinning them.

Spatial Priority Areas (2023)



Name: SPAs - West Yorkshire

Scale: 1:304,618
1 centimeter equals 3 kilometers

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|-------------------|-----------------------------|---------------------------|
| Category | Investment Location | Environmental Opportunity |
| Core City | Investment Location - Point | SPA Cluster |
| Main Urban Centre | Future Growth Location | |



Strategic Infrastructure and Place Making

The significant plans and ability to realise further potential for housing growth across the region are strongly aligned with the rapidly evolving plans to transform connectivity in West Yorkshire. It is recognised nationally that the integration of Mass Transit in West Yorkshire will have a transformational impact for people, communities and places. The proposals, supported by current investment of £200 million from the Department for Transport, will provide high speed, greater capacity and direct connectivity. These will link together existing and future employment sites, areas of housing growth and current housing and support regeneration. Alongside Mass Transit, wider schemes at a local and national level such as Northern Powerhouse Rail, mean that new sites for housing growth are identified in places that offer people an excellent quality of life which are easily accessible reducing the need for car use, creating greener places, that support active environments. The SPP provides a clear framework for local and national government to develop a genuinely joined up approach to place-making creating a platform for investment and developer confidence in achieving delivery at scale.

The housing pipeline is already recognising and building on these opportunities in places such as Dewsbury Riverside, Halifax Town Centre, Bradford City Village, Castleford Growth Zone and Leeds City Centre and City Rim. Place based development is central to the mission of this SPP and will build on the good work already underway through significant investment coming forward using a range of funding mechanisms such as the Towns Fund, Levelling Up Fund and Future High Street Fund. The SPP will apply the learning from programmes such as these and capitalise on the significant investment and place-based development that is already in train, taking a long-term view to building markets and places.

Dewsbury Riverside is a key element of a regionally significant growth initiative, unlocking the area's potential to become more prosperous offering new jobs and homes.

Identified as one of the early West Yorkshire Spatial Priority Areas, Dewsbury Riverside has the capacity to delivery up to 4000 new homes alongside crucial infrastructure and a thriving new local centre including retail, community, health and education facilities. The overall project will address the local, regional and national shortage of housing, whilst contributing to the wider regeneration of the area.

Dewsbury Riverside is a live example of where public and private sector partners are coming together at the early stages of project inception to shape the development of a transformational new community. Kirklees Council, Homes England and West Yorkshire Combined Authority have worked together each providing resource and capacity to develop and submit the first phase planning application that was unanimously approved in November 2022.

Through collaboration, project delivery risks are shared among partners and work is ongoing to refine the masterplan focussed on wider infrastructure delivery programme. Dewsbury Riverside has demonstrated the value of working together at an early stage in shaping the development programme. As a project with fragmented land ownerships and challenging site conditions, its delivery is challenging and time consuming. Nevertheless, joint commitment from partners demonstrates the delivery potential to both communities and private investors to not only bring forward new homes but a revitalised community.

In Focus: Dewsbury Riverside, Kirklees



Image: Dewsbury Riverside

Credit: MACE

Strong Partnerships

We recognise that as public sector partners, we can't achieve our vision for housing growth alone. Collectively, Homes England, the Combined Authority and the five Local Authorities have established strong relationships with proactive housing associations, investors and developers. Our joint focus is to provide the right homes in the right places where people choose to live, central to that is ensuring homes are affordable for people across all communities. The West Yorkshire Housing Partnership, bringing together 14 proactive housing associations, is a key partner in delivering the ambitions and objectives of this SPP with a track record of delivering good quality and affordable housing. By working closely together, we have identified projects where joined up intervention is needed. The SPP offers a framework to strengthen our relationships with private sector partners, and establish new partners with housing developers and providers, to diversify the housing offer and respond to the diverse housing market characteristics across the area.

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Leeds City Centre is one of the most exciting and sustainable growth locations in the region and a hive of regeneration and development opportunity that is revolutionising the employment, leisure, and housing offer in the heart of Leeds. Ensuring the right mix of housing types and tenures delivered in the City Centre is essential to Leeds Core Strategy.

The Guinness Partnership are currently on site building the first phase of 311 homes at their new Points Cross development. Points Cross will deliver 928 homes of mixed tenure, including the first affordable homes supported by the Combined Authority's Brownfield Housing Fund and Homes England's Strategic Partnership funding.

The Guinness Partnership and United Living are also working in close partnership with local Colleges including The Leeds College of Building, Leeds City College, UTC Leeds and The Ruth Gorse Academy to support a cohort of apprentices, and work placements and deliver industry career sessions during the construction phase, which is scheduled to be completed by Autumn 2023.

Points Cross was the first scheme to enter the Brownfield Housing Fund programme and the first to effectively utilise Homes England and Combined Authority funds together to accelerate housing delivery. The scheme supports national, regional and local policy, taking a 'brownfield first' approach and building on the sustainable growth and placemaking design principles outlined in the South Bank Redevelopment Framework. Importantly, the scheme would not have been unlocked without the ability to use dual funding streams and bringing together partners to deliver affordable homes at pace.

In Focus: Points Cross, Leeds



Image: Points Cross Leeds (CGI)

Credit: The Guinness Partnership

Pontefract Dispensary is the last remaining building on the Pontefract General Infirmary complex and a key part of the realisation of the Pontefract Vision and Masterplan. Through the Masterplan the Council is looking to introduce bold, visionary and transformational change to Pontefract in order to safeguard its heritage and unique offer within the Wakefield district while making sure that it can meet the challenges of the 21st century.

The Dispensary site, owned by Mid-Yorkshire NHS Foundation Trust, comprises of period buildings dating back to the 19th Century, cleared brownfield land and below ground a Grade I listed hermitage. The project is complex with a key heritage asset at its core which is essential to safeguard in the history of Pontefract.

Wakefield Council, West Yorkshire Combined Authority, Homes England and Historic England have been working together with the Trust, bringing together skills, expertise and resource funding, to identify a way forward which will support regeneration through the delivery of new homes, meeting local needs and ambition, alongside preserving the Grade I listed hermitage.

Work to date has involved undertaking detailed feasibility and site assessment work across the entire site, including unique structural survey work to the hermitage, that support and inform the identification of an appropriate delivery strategy.

2.4 The Risks The

In Focus: Pontefract Dispensary, Wakefield



Image: Pontefract Dispensary Building

Credit: Pearce Bottomley Architects

opportunity in West Yorkshire is considerable but there are a number of delivery risks, many of which reflect the national position. It is critical the SPP acknowledges

these risks, monitors them and seeks to mitigate where possible. Key risks include:

- Economic downturn – Given the current economic context, recession poses a significant risk to delivery across the country, particularly exacerbating existing viability challenges.
- Partners capacity to deliver –Registered Providers have highlighted a number of factors which have the potential to reduce their headroom for the delivery of new housing and the challenge of retrofitting existing homes. The capacity for construction partners also remains a challenge.
- Construction cost inflation – Whilst signs indicate cost inflation is beginning to plateau, this remains a risk coupled with delays within the supply chain particularly around material and trade availability.
- Funding availability – Critical to delivery is the availability of funding tailored to local needs which can unlock challenging and complex brownfield sites. This includes longer term certainty and realistic investment/return timescales. The current economic climate makes it increasingly challenging to create funding certainty and market confidence.
- Capacity and skills across the sector – Partners at all stages of the development process have identified the risk of a skill shortage leading to resourcing issues, specifically Local Authority capacity..

3.0 Place Based Delivery

3.1 The West Yorkshire Strategic Place Partnership Strategic Objectives

The Strategic Objectives will support the ambitions of West Yorkshire and address the challenges and opportunities outlined in section two. The objectives will add value to the work we are already doing across West Yorkshire through a range of solution focussed activities that are outlined as follows:

Strategic Objective	Why?	SPP Added Value
SO1. Develop investment ready proposals to unlock and accelerate housing delivery and regeneration across West Yorkshire,	Ensure that West Yorkshire is in the best possible position to secure investment to unlock, accelerate and	<ul style="list-style-type: none"> • Clear place-based narrative through the Partnership Business Plan, enabling a place-based conversation with key stakeholders including Government and delivery partners in the private and public sector.

<p>supporting the region's levelling up, economic growth and inclusivity objectives</p>	<p>sustain housing delivery and regeneration.</p>	<ul style="list-style-type: none"> • Joint prioritised pipeline of housing and regeneration schemes (short, medium and longer-term opportunities) which require intervention to be unlocked alongside enabling infrastructure investments such as road, rail, bus, education, health, green and open spaces to shape investment plans at local, regional and national levels. • Regular joint pipeline reviews to reflect the dynamic nature of the pipeline. • Alignment of revenue funding and pooling of skills/capacity/expertise around areas of focus to progress the pipeline, maximising the impact of the intervention. • Joint engagement in pipeline schemes at all stages of the development process and exploration of all tools – from unlocking with funding to skills/capacity/expertise (e.g. where the early supporting landowner collaboration will unlock). • Clear intervention plans for pipeline priority schemes and business case development where appropriate. • Clear feedback loop into Government through the SPP governance to enable influencing and shaping of policy and tools to address the place-based challenges facing West Yorkshire, allowing for greater impact of funding to unlock the housing delivery pipeline
<p>SO2. Realise opportunities to create and grow sustainable neighbourhoods contributing to the region's net zero carbon ambitions</p>	<p>To maximise the opportunity of housing and regeneration to the creation of sustainable communities and addressing the climate emergency.</p>	<ul style="list-style-type: none"> • Identify 'off-site' place and community infrastructure requirements that will unlock and support the development of housing sites and consider funding/phasing needed to support sustainable growth. • Supporting longer term opportunities linked to sustainable infrastructure from the outset, with deployment of skills/expertise/capacity where it can add value. • Targeted joint engagement with developers and local supply chains to support the delivery of low carbon homes and technologies.

		<ul style="list-style-type: none"> • Supporting integrated strategies for housing growth, regeneration, zero carbon new build, retrofit and adaptive reuse of existing buildings. • Identification of opportunities for start-up, expansion and investment in new businesses delivering low carbon and modern methods of construction within the region. Learn from and support the roll out of lessons from ‘what works’ in delivering high environmental performance construction and housing specification. • Development of new social value policies and strategies and education courses linked to zero carbon housing growth and regeneration priorities and resulting workforce development opportunities. • Supporting the West Yorkshire Housing Partnerships’ collective exploration of Modern Methods of Construction initiatives.
<p>SO3. Improve the supply of good quality and affordable homes providing greater choice and opportunity for people to access a home in West Yorkshire that meets their housing need.</p>	<p>Addressing housing needs in West Yorkshire and supporting the improvement of health, wellbeing and economic outcomes for residents.</p>	<ul style="list-style-type: none"> • Focussed ongoing sharing of intelligence on the housing market, needs and supply across West Yorkshire, piloting an information exchange approach with Homes England. • Joint endeavour to make the case for investment and tools for increasing the scale of delivery, including consideration of the whole public sector costs, and the critical role placemaking contributes to this. • Identification of opportunities for the delivery of affordable homes through the joint pipeline, including where affordable homes could be maximised. • Ongoing collaboration with key partners such as the West Yorkshire Housing Partnership and Homes England Strategic Partners working in West Yorkshire to identify strategic blockages and opportunities for intervention. • Targeted joint engagement with developers and local supply chains to support the delivery of affordable homes.

- Enabling an increase in housing quality across West Yorkshire through supporting good design standards which supports better health and wellbeing of communities.

3.2 Alignment with WY and LA spatial priorities

The success of our region as a whole is dependent on all places being supported to thrive and there is a need to understand how their investment, development and housing markets perform, to develop the right solutions that will facilitate investment and deliver sustainable development and neighbourhoods which meet the needs of all the region's residents and communities.

Our cities and major towns are engines of economic growth offering businesses access to skilled workers, transport and digital infrastructure and high concentrations of knowledge-based companies. They also have a robust cultural offer and provide a strong physical representation of the identity of our places;

- **Leeds** is the Core City of our region, with significant ongoing housing growth and is at the heart of the economy offering a diversity of employment opportunities, extensive public transport networks and access to a vast array of cultural assets and experiences, including a strong retail core.
- **Bradford** is closely connected but distinct as a major city, with the fastest growing working age population outside of London and is one of the youngest cities in the UK, with major infrastructure-lead growth plans alongside a significant opportunity to bring historic buildings back into use.
- The city of **Wakefield** and its '**Five Towns**' have strong links to region's industrial past but have rapidly developed economic strengths related to their location at the core of national logistics networks, with a strong cultural offer and primed with land availability for further housing and employment growth.
- **Calderdale** and **Kirklees** have a varied landscape of urban and rural areas, with dispersed towns and villages, excellent quality of life and notably high quality historic built environments.
- **Halifax** is defined by its Victorian architecture and strong industrial heritage.
- **Huddersfield** and **Dewsbury** have a strong manufacturing, engineering and textile economies and are both well located across the trans-Pennine transport routes.

Bradford reflects its rich industrial heritage with many of the Victorian industrial buildings remaining in the city. Some of these buildings require public support to be brought back into productive use and the Council have worked alongside building owners, developers, Historic England, West Yorkshire Combined Authority and Homes England to enable this.

Examples of transformation include the refurbishment of the iconic Conditioning House, a Grade II Listed Victorian warehouse building in the Forster Square Regeneration Area. The scheme delivered 150 new homes and 1500m² commercial space to accommodate small local businesses. The refurbishment has been supported by £1.5 million of Local Growth Fund through the Combined Authority and levered £12.9m private sector investment.

In other parts of the city, Homes England have been a proactive partner in the refurbishment and conversation of significant assets. For example, Homes England development finance through the Home Building Fund supported the conversion of the Grade II Listed former mill buildings Empire House and Manor Row to create 154 new homes.

There are many other opportunities for the redevelopment of existing building across Bradford and other parts of the region, many of which are identified within the focus areas of the Strategic Place Partnership and will benefit from closer joint working between public sector partners to realise delivery.

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In Focus: Heritage Buildings, Bradford



Image: Conditioning House, Bradford

Credit: Priestley Homes Bradford Limited

Yorkshire partner local authorities have signed up to a Statement of Common Ground which commits partners to a number of matters including ensuring that housing and employment growth are planned holistically to

ensuring alignment and sustainable growth patterns of development. WYCA has developed key priorities aligned to this commitment that are set out in the regions Housing Vision as follows:

- To create revitalised urban living, by repurposing towns and city centres as residential hubs centred around an excellent public transport offer;
- To contribute to the targets around carbon reduction and green infrastructure;
- To better co-ordinate and align investment in infrastructure e.g. transport, digital, flooding, housing to achieve more holistic outcomes for residents;
- To be business facing – for example, through supporting SMEs to become more active in building new homes supporting the expansion of the MMC sector; and
- To strengthen partnership working, for example with Homes England, Housing Associations and the private sector to drive forward development on strategically important sites.

The aforementioned SPA locations align with the spatial priorities identified in respective Local Plans and are broad areas within which specific sites will be identified these sites are the focus of work in West Yorkshire on the strategic housing pipeline. The following “places on a page” set out the context and spatial focus for each Local Authority.

Key Contextual Facts

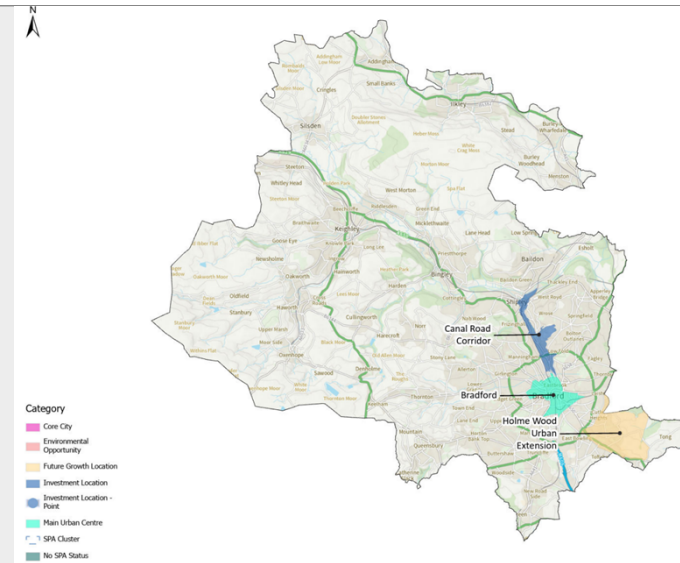
- Population of 543,128 with 76.2% economically active
- Projected 6% population growth, and 12% household growth
- 21st most deprived Local Authority in England and 34% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 74% of housing need

Local Plan Status

The Core Strategy and two Area Action Plans for the City Centre and Shipley and Canal Road Corridor areas were adopted in 2017. Bradford's emerging Local Plan (Regulation 18 stage) sets out the strategic ambition for the district over the next 18 years, it also contains a list of potential site options for future development. The submission version of the Local Plan (Reg 19) will be published in 2023. The strategy underpinning the Plan focuses on allocating land, which supports the three sustainable development objectives set out in the National Planning Policy Framework (NPPF), supporting regeneration and/or seeking development on previously developed land.

Housing Growth and Regeneration Focus Areas

In alignment with the identified SPAs, the emerging Plan focuses growth on Bradford, the Canal Road Corridor and the key urban centres of Airedale – Keighley, Bingley and Shipley. All of these areas have a requirement to provide a strong focus for local communities. The expansion of Bradford city centre to include the Southern Gateway is the focus for new growth, anchored around and anticipated to be stimulated by the opportunities for the major investment in high-speed rail and a new mass transit system. This is expected to enable improved active travel connections and a co-ordinated approach to city masterplanning. Key hubs located on the Airedale rail line such as Keighley, Bingley and Shipley will be supported to ensure the growth of the local economy, increased housing supply and development of the social infrastructure of the community are all inter-related.



Focus Areas for SPP Activity

- Bradford City Centre – revitalising the city centre housing offer includes:
 - Bradford City Village - re-purposing the former retail/trading heart of the city centre to create a city village – a green healthy and sustainable neighbourhood with 1000 new homes.
 - Forster Square Regeneration Area (Bradford City Centre) – opportunity for public / private partnership to deliver 900 new homes adjacent to transport hub
 - Southern Gateway – significant mixed use growth opportunity extending to the south of the centre with capacity to delivery 2500 new homes
- New Bolton Woods Regeneration Area– 1,200 new homes
- Holme Wood Urban Extension - potential opportunity through the emerging local plan / development framework for up to 2,000 homes through a multi-agency collaboration approach

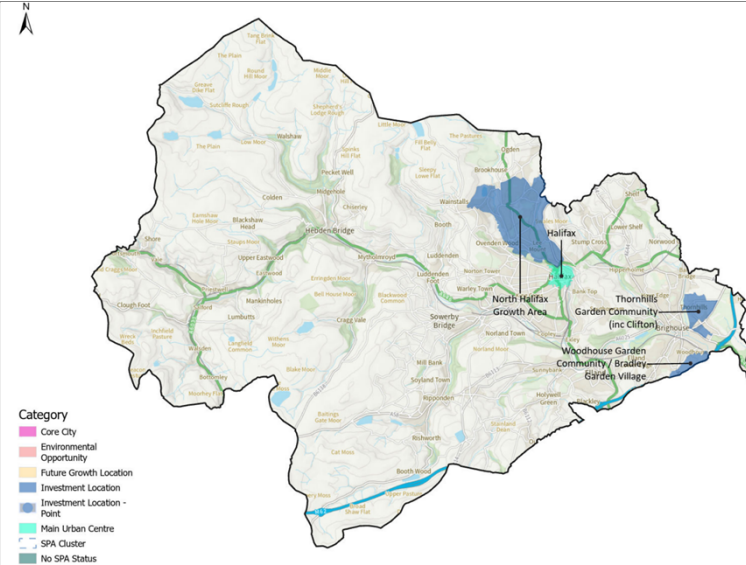
Key Contextual Facts

- Population of 211,439 with 78.2% economically active
- Projected 4% population growth, and 11% household growth
- 76th most deprived Local Authority in England and 16% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 55% of housing need

Local Plan Status

The Local Plan Publication Draft was published in August 2018 and subject to public examination between 2019 and 2021. Consultation on Main Modifications to the Plan have recently been completed and it is expected that the plan will be adopted in 2023.

The plan (as modified) sets out a requirement of 14,950 new dwellings over the plan period 2018/19 to 2032/33 of which 10,469 will be on 141 allocations.



Housing Growth and Regeneration Focus Areas

Housing growth is concentrated around Brighouse, Halifax and Elland. Most significant are two new garden suburbs east of Brighouse consisting of approximately 3000 homes plus supporting infrastructure. Brighouse Town Centre has been awarded £19.1m as part of the Towns Fund Programme, along with £17.5m* for Todmorden.

Halifax town centre is a Main Urban Centre with housing development focussed on brownfield sites through the Halifax Living project. Other improvements are being funded through the Future High Street Fund (£11.7m) and Levelling Up Fund. This is matched by improvements to public transport infrastructure.

Road links within the Borough and to Bradford and Huddersfield will be improved as well as environmental resilience being key.

Focus Areas for SPP Activity

- Brighouse and the Garden Villages Spatial Priority Area, capacity for 3000 new homes; infrastructure improvements to support the garden villages and other housing and economic development
- Halifax Town Centre, predominantly brownfield sites to support over 700 new homes; environmental improvements to support the towns role as a Main Urban Centre
- North Halifax, identified as housing growth opportunity area for approx. 1600 homes; Infrastructure and environmental improvements to support the scale of housing development proposed

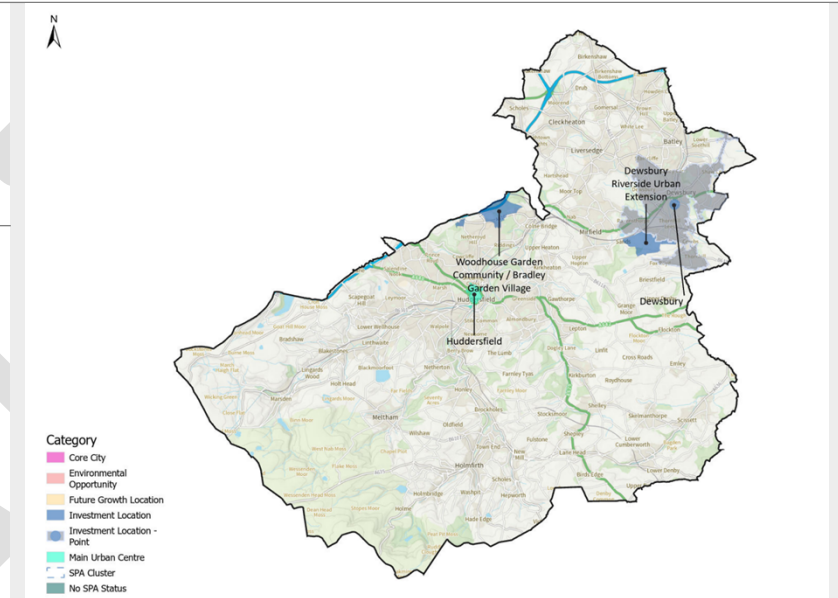
Kirklees Place on a Page

Key Contextual Facts

- Population of 441,290 with 75.4% economically active
- Projected 6% population growth, and 11% household growth
- 87th most deprived Local Authority in England and 12% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 87% of housing need

Local Plan Status

Kirklees Local Plan was adopted in February 2019. The Local Plan sets out the strategic vision and delivery framework for sustainable housing and job growth alongside key environmental and infrastructure requirements across the district. The plan sets out a requirement of 20,067 new dwellings over the plan period.



Housing Growth and Regeneration Focus Areas

Housing growth is focussed on the emerging urban extension sites with the Local Plan at Bradley Park, Chidswell and Dewsbury Riverside. Other areas, sites and Strategic Priority Areas are also important in the delivery pipeline for both housing growth and regeneration. These include the West Huddersfield Housing Gateway around Crosland Moor.

The Huddersfield and Dewsbury Blueprints set out the plans for key town centre regeneration schemes, including town centre living opportunities. These plans align with other regeneration and infrastructure projects and funding sources including the Trans Pennine Route Upgrade, Levelling Up Funding, Towns Fund, HAZ funding, WYCA transport, brownfield housing and housing revenue funds

Focus Areas for SPP Activity

- Bradley Park – sustainable urban extension of c. 2000 homes
- Dewsbury Riverside – sustainable urban extension of c.4000 homes
- Huddersfield and Dewsbury Town Centres – revitalising town centres and heritage buildings
- Chidswell – Mixed use development opportunity with capacity for c.2000 homes

Leeds Place on a Page

Key Contextual Facts

- Population 798,786 with 77.7% economically active
- Projected 7% population growth, and 8% household growth
- 92nd most deprived Local Authority in England and 24% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 139% of housing need, delivering 2.2% of national housing supply in the last 5 years.

Local Plan Status

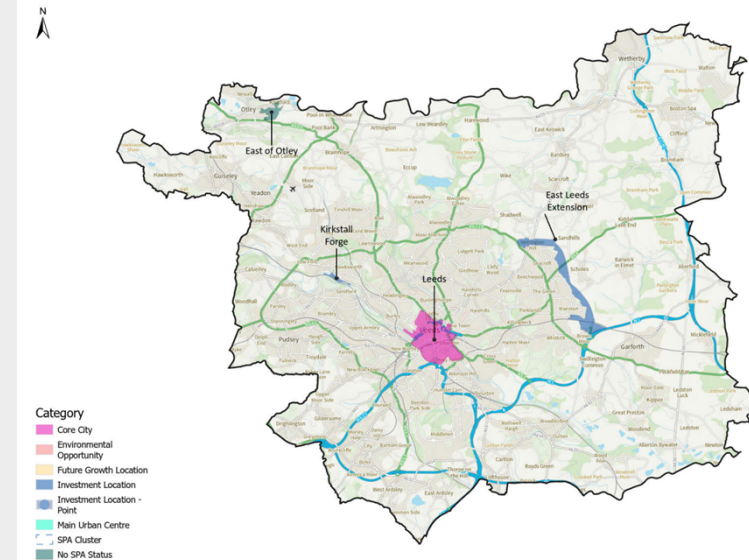
The Leeds Local Plan was adopted in 2014 (amended by the Core Strategy Selective Review in 2019) and sets out the Council's vision and strategy for the area until 2033. The Site Allocations Plan is a key document in the Local Plan and allocates sites with the capacity to deliver 3,247 homes per annum and provides for a 5-year land supply.

The Council is currently undertaking a Local Plan update to ensure that the challenges of the Climate Emergency are addressed through the planning system to move the city towards its net zero target by 2030.

Housing Growth and Regeneration Focus Areas

There are significant housing and regeneration opportunities across the city including East of Otley and a range of priority neighbourhoods and local centres, all of which are central to the ambitions of the city and its inclusive growth.

The Leeds City Centre rim is a key location for the city's housing plans, with potential for well connected, high density, mixed tenure and sustainable homes, alongside mixed-use regeneration and delivery of key transport infrastructure. The growth of the city centre and continued attraction of private investment is already seeing potential markets opening up for the rim of neighbourhoods and beyond the currently defined SPA. There are major opportunities for collaborative work to unlock this through place making, land assembly and patient investments.



Focus Areas for SPP Activity

- East of Otley – Unlocking c550 homes though enabling infrastructure
- Kirkstall Forge – supporting the delivery of mixed-use development and the first residential phases of over 1000 new homes
- City centre/ city centre rim – Innovation Arc, South Bank, Hunslet Riverside, Eastside, Mabgate, West End Riverside, with a collective capacity for c.11,000 homes
- East Leeds Extension – unlocked by the development of East Leeds Orbital Route to deliver up to 5000 homes

Across the city a key priority is to uplift the delivery of affordable housing to meet need and support inclusive growth. Sector partners have signed up to an Action Plan to realise this, the emerging 'city rim' will play a key role with opportunities to deliver at scale.

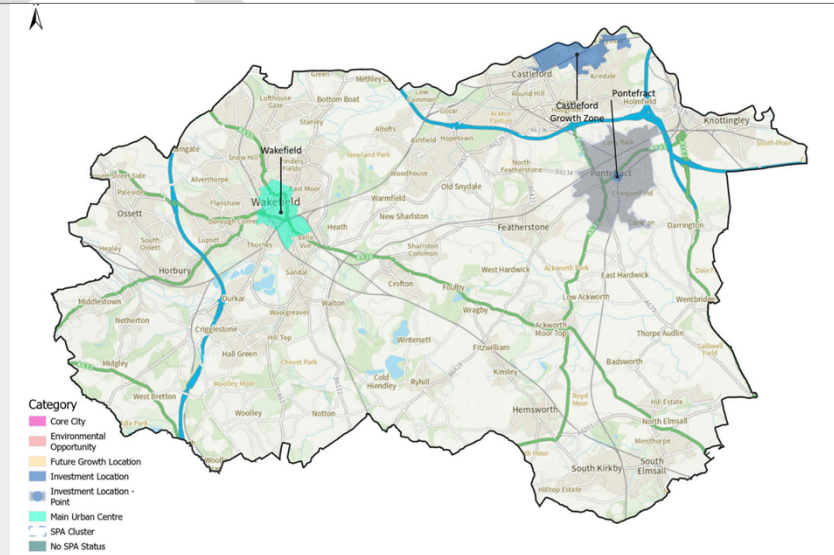
Wakefield Place on a Page

Key Contextual Facts

- Population of 351,592 with 78.1% economically active
- Projected 21% population growth, and 25% household growth
- 64th most deprived Local Authority in England and 16% of Lower Super Output Areas in the 10% most deprived areas.
- Current delivery at 200% of housing need

Local Plan Status

Wakefield's emerging Local Plan is currently at examination stage and adoption is anticipated in 2023. The plan sets out the strategic ambition for the district to 2036. The strategy underpinning the Plan focuses on allocating land, which supports the three sustainable development objectives set out in the National Planning Policy Framework (NPPF), which will support regeneration and/or seek development on previously developed land where possible.



Housing Growth and Regeneration Focus Areas

Special Policy Areas supporting housing growth are focussed across the district predominantly clustered around the five towns area.

Regeneration priorities follow recent masterplan development and include the Castleford Aire River Growth Corridor, large-scale housing and commercial expansion in Knottingley and South Kirkby, plus urban regeneration in Pontefract and Wakefield City.

Focus Areas for SPP Activity

- Castleford Housing Zone – Realisation of the Aire River Growth Corridor Masterplan with capacity for up to 4500 new homes
- Pontefract Masterplan, including the Pontefract Dispensary site, a key heritage development
- Wakefield City Centre Masterplan – redesigning the city centre housing offer.

4.0 Working Together

4.1 Shared values

West Yorkshire Combined Authority and Homes England both hold collaboration as a core value and the Housing Vision recognises the essential need for a for a strong relationship with Homes England.

Homes England and West Yorkshire Combined Authority have a successful track record of working together on a number of key projects and have focussed on collaborating to achieve the Mayor's housing pledge ambition over the last 18 months. This has included working with the West Yorkshire Housing Partnership to develop a shared pipeline of affordable housing development with all 14 of the partnership's members. Homes England is engaged in the governance and operational working groups including attending the Strategic Place Officers Group, Directors of Development and Place, Regeneration and Housing Committee.

This SPP takes the scale of collaboration between Homes England and West Yorkshire Combined Authority to the next level through identifying opportunities for further joint working (with a focus on the medium and longer term prospects as well as capitalising on nearer term opportunities), maximising the resources to support this and creating a governance structure that enables a regular senior level dialogue between Homes England and West Yorkshire Combined Authority. The creation of this PBP is the first step in strengthening our relationship and has been truly co-developed by the Combined Authority, Local Authorities and Homes England.

4.2 Aligning internal resources

Through the SPP partners agree to work closely to progress the identified strategic objectives, enabling greater alignment and focus of resources to unlock housing and regeneration opportunities (including through the targeting of future investment). Fundamental to this new way of working is the commitment of each organisation to draw on the knowledge and expertise of each partner and identify the appropriate resource to respond to activity set out in the Delivery Plan.

The principle of aligning internal resources is about adding value, avoiding duplication but embracing sharing and collaboration. Joining up conversations between Homes England and West Yorkshire Combined Authority, both in terms of the pipeline and project specifics, will also be of benefit to each of the Local Authorities to avoid having the same conversation twice.

Aligning resources will include sharing research and intelligence and jointly commissioning external expertise, where appropriate.

4.3 Place based working and aligning public sector investment

The SPP partners will align, where possible, existing investment to unlock development sites in West Yorkshire, including through the Brownfield Housing Fund (BHF), Affordable Homes Programme (AHP) and Levelling Up Home Building Fund (LUHBF). Using the joint pipeline, the SPP will increasingly seek to align other available funding and investment at a place-level, with a focus on the SPAs in the region.

Through the SPP governance structure, it is intended to use the SPP as a springboard to bring government partners around the table for a place-based dialogue on housing and regeneration including, but not limited to, Cities and Local Growth Unit, Department for Transport, Department of Levelling Up Housing and Communities and Historic England.

4.4 Governance

The SPP will be formalised through a Memorandum of Understanding (MoU), with this PBP the key annex of the MoU. This establishes the governance structure which is a formal Strategic Place Partnership Board which sets the strategic direction of the Partnership, providing a forum for liaison between the parties for the delivery of the PBP, including overseeing the development of business cases for priority projects and assessing performance against the Strategic Objectives. Its responsibilities are as follows:

- Overseeing the development of a joint West Yorkshire housing pipeline, business cases and investible propositions for priority projects;
- Receiving regular reports on progress from operational groups towards achieving the strategic objectives and hold the operational group (West Yorkshire Strategic Place Officers Group) to account on this;
- Make recommendations as it sees fit, on any matter within its remit, to Homes England and/or West Yorkshire Combined Authority (via Place, Regeneration and Housing Committee);
- Engaging key partners both locally and nationally in the effective delivery of the SPP Strategic Objectives; and
- Ensure and commit resource and capacity to deliver the SPP PBP, including the Delivery Plan;

The Board can support schemes at investment stage but investment decisions will remain with the investing bodies whether that be through Homes England or WYCA assurance processes or other parties. Board Members will be supported by relevant officers with administrative support in the first year to be provided by Homes England. The operational group will be the Strategic Place Officer Group to 'own' and complete the tasks within the Delivery Plan and report back to the Board.



4.5 Roles and Responsibilities

The following table sets out the roles and responsibilities of each of the partners in this Strategic Place Partnership.

Homes England	West Yorkshire Combined Authority	Local Authorities
<ul style="list-style-type: none"> • To intervene in the housing market, deliver mixed tenure and unlock land through intervention across the breadth of its existing and emerging tools. • Appropriate resourcing of the Delivery Plan to achieve the Strategic Objectives through drawing on capacity, skills and expertise from across the Agency. • Commitment of resource funding (to be agreed on annual basis subject to budget availability) to support the achievement of the Strategic Objectives. • Administration of the SPP governance and coordination of cross-government discussion. 	<ul style="list-style-type: none"> • To enable inclusive economic growth across existing and emerging tools. • Appropriate resourcing of the Delivery Plan to achieve the Strategic Objectives. • Commitment of resource funding (subject to approvals through the Combined Authority’s assurance process) through Gainshare to support the achievement of the Strategic Objectives. 	<ul style="list-style-type: none"> • Clear articulation of area priorities, including frontloading advice through planning and regeneration teams. • Lead on identification of place-based opportunities within respective areas (for example through Local Plan revisions) • Progress decisions in accordance with relevant accountabilities • Consider the use of statutory, convening and enabling powers in delivery of agreed SPP priorities • Appropriate resourcing of the Delivery Plan to achieve the Strategic Objectives.

4.6 Working with Other Partners (incl. RPs, the Private Sector, DLUHC, other government departments)

The SPP can only be effective through collaborative working with partners, both in the public and private sector. The SPP will support and enhance relationships and provide the confidence that we are joined up and effective in identifying and delivering solutions that unlock investment and enable development.

Key partners include Registered Providers (specifically the West Yorkshire Housing Partnership as well as Strategic Partners and other RPs operating in West Yorkshire), developers (including through representative bodies such as Property Forums), investors, government departments and other public sector bodies (such as One Public Estate and Historic England).

The SPP will explore opportunities and mechanisms for engaging with those partners and widening engagement with community housing delivery groups and small to medium sized developers, and the exploration of a mechanism for a joined-up place-based conversation with government.

4.7 Monitoring and Reporting

Monitoring progress against the SPP is of vital importance to the partners. The strategic objectives, and the Delivery Plan, have been designed to be able to be measured either through quantitative or qualitative means. A monitoring framework will be established to ensure eight weekly monitoring can be undertaken by Strategic Place Officer Group. Progress will be reported to the SPP Board, reflected in the Terms of Reference for the Board.

In addition to the monitoring of delivery against the strategic objectives, Homes England is undertaking a long-term evaluation of the success of the Pilot SPPs and the lessons from the pilots are already being reflected through the development of this PBP. It is expected that the West Yorkshire SPP will be included in that evaluation so further lessons can be learnt.

4.8 Engagement and Communication

An Engagement and Communications Plan will be developed alongside this PBP to ensure consistent messaging with external partners about the SPP, to ensure delivery partners are fully engaged to deliver the strategic objectives and to identify the mechanisms engagement. This will also identify opportunities for publicity on the progress on the SPP activities. To ensure all relevant Partners are identified a mapping exercise will take place which will identify existing engagement and any gaps. This will be done as part of the development of the Engagement and Communication plan.

4.9 Equality, Diversity and Inclusion

Both West Yorkshire Combined Authority and Homes England hold equality, diversity and inclusion central to organisational strategy and delivery. As public sector bodies, the Equality Act requires all public sector partners of the SPP to meet certain duties ensuring we are proactive in taking measures that tackle inequality. This SPP has been developed with EDI at its core, the strategic objectives and focus areas outlined in section three strive to create inclusive places that provide access to good quality and affordable homes for people across the region and beyond.

Detailed Equality Impact Assessments will be undertaken at a project level as focus area projects identified within this SPP progress and business cases are developed. At the forefront of this approach is ensuring that equality, diversity and inclusion is a driving principle of our investment decisions and programme development. The Delivery Plan will include an Equality, Diversity and Inclusion KPI to ensure this is measurable with the implementation of the SPP.

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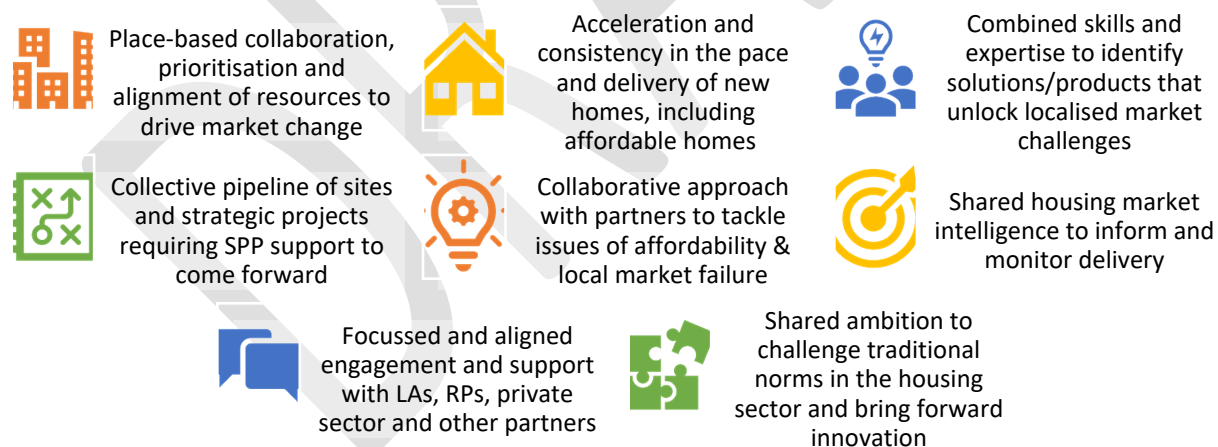
Appendix 1 - What is a Strategic Place Partnership?

Homes England has developed the SPP as a model for partnership working between Homes England and partners at the sub-regional scale with ambitious proposals for place-based growth and regeneration. The SPP is part of a broader social, environmental and economic vision for the place built on a strong pipeline of potential opportunities.

The approach seeks to maximise opportunities in the most ambitious places by identifying a shared ambition and creating a shared commitment to making the pipeline in these places more investible. It does not provide direct access to capital funds but it enables a more focussed approach to the deployment of capacity and resources by Homes England and the Combined Authority to support partners in unlocking opportunities of scale and building longer term resilient housing supply. The model seeks to create added value by combining the strengths of each partner and the resources that they can each bring and lever in.

This document, a shared business plan, sets out the aligned ambition and priorities of the partnership, which is bespoke to West Yorkshire and the unique characteristics of the sub-region, and how working together more closely through pooling resources will progress the pipeline of housing and regeneration projects to achieve the ambition.

The SPP approach is based on the following principles:



The model has been developed in partnership with Department of Levelling Up, Housing and Communities (DLUHC). The Department will support the SPP to make connections across government and with key policy areas, to support a place-based approach in West Yorkshire.

How does a SPP work?

The SPP for West Yorkshire will be formalised through a Memorandum of Understanding (MoU), with this Partnership Business Plan (PBP) the key annex of the MoU. The PBP is a shared plan which sets out the detail of the Partnership including:

- The ambition of the partners and the partnership;
- The place-based challenges and opportunities in West Yorkshire;
- The strategic objectives for the SPP and a series of objectives which will be the measurement of how the objectives are being met;
- Delivery plan which sets out how the objectives will be achieved, accompanied by a Resource Plan, with a focus on outcomes and outputs achievable in Year 1 of the partnership;
- The pipeline and place-based priorities (nearer term, medium term and long term);
- Principles for working together and a governance plan.

Whilst the objectives are intended to be long term the SPP sets a relationship and intended outputs and outcomes for a minimum of 5 years. This is detailed through the Delivery Plan which will be set out on an annual basis and focus on the intended outputs and outcomes for the year ahead.

Progress against the Delivery Plan will be reviewed quarterly by West Yorkshire Strategic Place Officers Group and biannually at the Strategic Place Partnership Board to ensure progress.