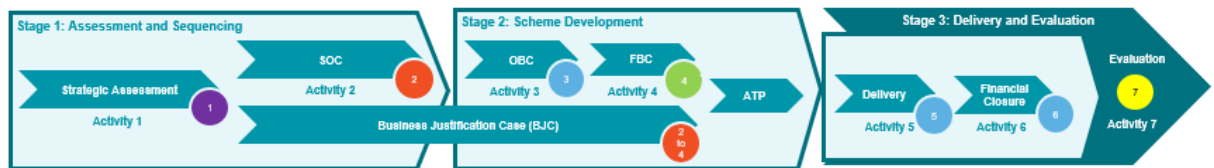




Report to:	Combined Authority
Date:	07 December 2023
Subject:	Brownfield Housing Fund Project Approvals - Investment Priority 3 – Creating Great Places and Accelerated
Director:	Liz Hunter, Director of Policing, Environment & Place
Author:	Craig Taylor, Head of Strategic Portfolio Office

1 Purpose of this Report

- 1.1 To report on proposals for the progression of, and funding for projects under Investment Priority 3 – Creating Great Places and Accelerated Infrastructure, within the West Yorkshire Investment Strategy (WYIS), that have been considered at stages 1, 2 and 3 of the Combined Authority’s assurance process.



- 1.2 The recommendations can be found in Section 12 of this report.

2 Report

- 2.1 This report presents proposals for the progression of schemes through the Combined Authority’s assurance process in line with the Combined Authority’s Assurance Framework. Further details on the schemes summarised below can be found as part of this report.

3 Housing Delivery - Brownfield Housing Fund

- 3.1 Investment Priority (IP) 3: Creating Great Places and Accelerated Infrastructure, is a broad investment priority with cross-cutting themes and is well aligned to place-making, housing, regeneration, flood risk and digital infrastructure which are key areas of activity driven by the Place Regeneration and Housing Committee, the Combined Authority and the Mayor.
- 3.2 The draft West Yorkshire Housing Strategy, which is currently out to consultation, has at its heart a mission statement to create safe and inclusive places to live that meet the needs of our residents. Increasing the number of homes is essential to address housing shortages, to improve affordability, and meet the needs of our thriving region.
- 3.3 The Combined Authority is working to support housing delivery through a number of programmes, including the Brownfield Housing Fund. The Fund is

an £89 million allocation of funding from Government to bring forward new housing developments on brownfield sites where a market failure has prevented development from taking place. The identification of projects suitable for the Fund has been facilitated through two 'Calls for Projects' and the approval of individual projects is subject to their successful progression through the Assurance Framework and related legal and commercial due diligence.

3.4 The Combined Authority has been set a target by Government of enabling the start on site of 5,400 – 7,855 new homes over the five-year period of the Fund. The key Government criteria for the Fund is as follows:-

- Projects must be Green Book compliant with a Benefit Cost Ratio (BCR) floor of 1;
- Projects must have evidenced market failure and demonstrate that they cannot proceed without public sector financial support; and
- Homes brought forward will start on site in this Parliament (i.e. before 31 March 2025).

3.5 In addition, and in recognition of the Mayor's wider housing and climate aspirations for the region, projects which include affordable housing and/or building designs with low carbon characteristics have been prioritised where possible. This aligns with the approach taken to identify projects across the wider Strategic Housing Pipeline and the focus areas of the Strategic Place Partnership with Homes England.

Progress to date

3.6 The Brownfield Housing Fund has been in operation since September 2020 and since that time significant progress has been made. At the time of writing of this report:

- The Wakefield District Housing scheme on the site of the former Pontefract Fire Station completed earlier this year, providing 37 affordable homes;
- 9 schemes are currently in contract and on site;
- A further 6 projects have received Full Business Case approval and are finalising due diligence checks.

Together these 16 projects equate to over 3,500 new homes, including over 1,100 affordable homes.

3.7 In addition, 7 projects submitted full business cases for appraisal in November 2023 and 2 more are recommended for approval within this report. These projects equate to a further 1,200 new homes, including 477 affordable homes.

3.8 The programme is now in year four of five. Whilst the programme team has identified sufficient projects to achieve the Government's housing output and

spend targets by March 2025, there remains a risk that this is not achieved as the success of the programme rests on the ability of third parties to meet delivery dates.

- 3.9 There are a number of challenges entailed in delivering the programme including, but not limited to: annual spend targets; private sector ownership; low land values impacting Benefit Cost Ratio calculations; capacity constraints; and challenging market conditions. As such a number of projects have either withdrawn from the programme, or paused development of business cases whilst developers review the continued uncertainty and volatility in the market. This has resulted in the programme team managing a pipeline which fluctuates monthly.
- 3.10 Officers have reviewed mitigation options with the Place, Regeneration and Housing Committee and partner Councils to ensure that the region maximises opportunities to deliver positive place-based outcomes for our communities. The Combined Authority also continues to work with and raise the challenges with Government officials and Ministers regarding programme delivery, highlighting that increased flexibility devolved locally would allow the programme to boost delivery across the region. As the Combined Authority will also recall from a previous meeting, the Mayor wrote to the Secretary of State for the Department for Levelling-Up, Housing and Communities, specifically flagging that the criteria has meant the fund has supported more viable schemes in Leeds. At the time of writing, no reply has been received.
- 3.11 A further update will be provided to the Combined Authority early in 2024 in respect of any additional mitigation measures required to maximise delivery of the outcomes of the programme. A delegated authority to the Chief Executive to progress specific Project Approvals during the forthcoming pre-electoral period will be requested in order to maintain momentum as we enter the final year of the programme.

Scheme summaries

<p>Brownfield Housing Fund - Seacroft and Gipton Leeds</p>	<p><u>Scheme description</u></p> <p>The scheme will develop new homes for affordable rent on up to five brownfield sites within the Gipton and Seacroft areas of Leeds.</p> <p>The scheme will deliver up to 88 new homes consisting of up to 25 one-bedroom apartments, up to 27 two-bedroom houses, up to 21 three-bedroom houses, up to 13 four-bedroom houses and up to two bungalows.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>Electric vehicle charging provisions will be provided for each house and up to seven electric vehicle charging spaces will be provided in the car park for the apartment block for the Seacroft site.</p> <p>A “no gas” approach has been adopted and air source heat pumps will be installed.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 2.4:1. This is categorised as high value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme – Up to £26,229,849</p> <p>Total value of Combined Authority funding – Up to £1,760,000</p> <p>Funding recommendation sought – Up to £1,760,000</p> <p>A decision by the Combined Authority is sought as part of this report</p>
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<p>Brownfield Housing Fund - Saxton Lane Leeds</p>	<p><u>Scheme description</u></p> <p>The Saxton Lane scheme will deliver 204 affordable rented homes within the Leeds area. The scheme will regenerate 0.18 hectares of brownfield land and contribute towards Leeds City Council's ambition to deliver over 1000 new affordable homes a year.</p> <p>The scheme will be 100% affordable housing, developing 204 homes in total, of which 198 will be constructed to EPC rating B, 62 of the homes will be M4(2) accessible and adapted dwellings, and a further 3 homes will be M4(3) wheelchair user dwellings.</p> <p>The scheme is to be delivered through the Brownfield Housing Fund.</p> <p><u>Impact</u></p> <p>The building will also be 100% electric with no gas installations and there will be electric vehicle charging points installed in the car park.</p> <p>Photovoltaic panels will be installed on the building and the building will use heat pump based heating systems for communal areas.</p> <p>The value for money assessment reflects a benefit cost ratio (BCR) of 1.5:1. This is categorised as medium value for money.</p> <p><u>Decision sought</u></p> <p>Approval to proceed through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).</p> <p>Total value of the scheme - £41,372,693</p> <p>Total value of Combined Authority funding - £1,247,500</p> <p>Funding recommendation sought - £1,247,500</p> <p>A decision by the Combined Authority is sought as part of this report</p>
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- 3.12 Since the Combined Authority's meeting on 12 October 2023, no decision points or change requests have been assessed in line with the Combined Authority's assurance process and approved through the agreed delegation to the Place, Regeneration and Housing Committee.

4 Information

4.1 The Combined Authority's assurance framework requires that formal approval is given to the following elements of a scheme as part of its development:

- The progression of a scheme through a decision point to the next activity.
- Indicative or full approval to the total value of the scheme funding requested.
- The Combined Authority's entry into a funding agreement with the scheme's promoter.
- The assurance pathway and approval route for future decision points.
- The scheme's approval tolerances.

4.2 This report provides information required to enable the Combined Authority to approve each of the above elements.

Additional approvals

Brownfield Housing Fund Programme Changes to Project Delivery Dates

4.3 The Brownfield Housing Programme is delivered in partnership with private developers, registered providers and local authorities in the West Yorkshire region. The complex nature of the programme, including statutory planning amendments, due diligence and negotiations around overage, have led to minor delays to the delivery of some schemes which were previously approved at decision point 4 of the Combined Authority's assurance framework. While timescales within the individual schemes have changed, the schemes outlined are still on track to deliver the required outputs within the overall programme time tolerance.

4.4 The Brownfield Housing Fund (BHF) requires the projects it supports for housing to start on site by 31 March 2025. To prevent previously approved delivery dates from impacting the ability to progress into delivery, the Combined Authority's approval is sought to extend the delivery timescales for the schemes summarised below:

4.5 The Combined Authority approves:

- (i) The extensions to the delivery timescales to the following projects and for the DP5 delivery closure assurance tolerances revised for each project to +6 months:

Scheme name	Decision Point 5 (delivery) date approved at Decision Point 4	Revised Decision Point 5 (delivery closure) date
BHF Galem House	29/03/2024	31/03/2025
BHF Canal 30	31/10/2024	31/12/2025

Scheme name	Decision Point 5 (delivery) date approved at Decision Point 4	Revised Decision Point 5 (delivery closure) date
BHF Points Cross Phase 2	31/12/2025	30/04/2026
BHF Sky Gardens	31/07/2026	31/10/26

Projects in Stage 1: Assessment and Sequencing

4.6 There are no schemes to review at this stage.

Projects in Stage 2: Scheme development

Project Title	BHF Seacroft and Gipton
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.7 This scheme will be funded from the Brownfield Housing Fund. The Fund targets investment to help ease the viability issues that brownfield projects face, for example, making former industrial land safe for residential use.
- 4.8 This scheme will develop up to five brownfield sites within the Gipton and Seacroft areas of Leeds which have been derelict for several years. Up to 2.7 hectares of brownfield land will be remediated.
- 4.9 The scheme will deliver up to 88 homes, 100% of the homes will be available for affordable rent. The homes will be retained and managed by Leeds City Council.
- 4.10 The potential sites for development are:
- Amberton Terrace
 - Amberton Crescent
 - Amberton Street
 - Brooklands Avenue (Seacroft)
- 4.11 The scheme objectives are:
- To deliver up to 88 new homes consisting of up to 25 one-bedroom apartments, up to 27 two-bedroom houses, up to 21 three-bedroom houses, up to 13 four-bedroom houses and up to two bungalows by July 2025.

- Support up to 12 local people into employment and provide up to six apprenticeships during the construction phase.
- 4.12 The scheme aligns with the Mayoral priorities to build 5000 sustainable homes, tackle the climate emergency and protect our environment and to create 1000 well paid, skilled jobs as follows:
- The scheme will deliver up to 88 affordable homes.
 - The scheme will be built using low carbon technologies.
 - The contractor has been set targets to provide:
 - Up to 12 School, College or University site visits
 - Up to nine School or College workshops
 - Up to 10 work experience opportunities for people under 18 years old
 - Up to 10 work experience opportunities for people over 18 years old
 - Up to six apprenticeships
 - Progression into employment will be available for up to 12 people
- 4.13 A summary of the scheme's business case and location map is included in **Appendix 1**.

Outputs and Outcomes

- 4.14 The scheme outputs include:
- Development of up to 88 homes.
 - Electric vehicle charging provisions will be provided for each house and up to seven electric vehicle charging spaces will be provided in the car park for the apartment block for the Seacroft site.
 - A residential travel plan fund will be provided, which equates to £28,132 of funding, to promote sustainable transport. This will cover things such as public transport tickets, cycle purchase schemes, car sharing, walking and cycling measures, and car club trials for example.
 - The scheme will install air source heat pumps which will provide heating and hot water to all dwellings.
 - The remediation of up to 2.7 hectares of brownfield land.
- 4.15 The scheme outcomes are:
- To provide high quality affordable housing and act as a catalyst for regenerating deprived neighbourhoods.
 - To encourage the use of public transport due to the site location.

- To make a beneficial contribution to Leeds City Council's ambition to deliver over 1,000 new affordable homes a year and would be within the City Centre, which is a key area for housing growth.

4.16 The benefit cost ratio (BCR) is 2.4:1 representing high value for money.

Tackling the Climate Emergency Implications

4.17 The scheme will support the sustainable delivery of homes in the right location in the heart of the city with direct access to employment, leisure and amenities, and promoting healthy and sustainable travel through walking and cycling. A residential travel plan will be implemented to promote sustainable travel.

4.18 The homes will meet national building regulations on energy efficiency and accessibility, with further improvements in the quality of new homes being sought via the local planning system.

4.19 The developments will not use gas boilers but rather air source heat pumps and the insulation standards will be high.

4.20 The adoption of low carbon measures will enable the new homes to deliver much lower energy use to support tenants facing increased costs and the threat of fuel poverty.

Inclusive Growth Implications

4.21 The scheme inclusive growth implications include:

- The scheme supports inclusive growth by providing safe and attractive new homes with security of tenure available for all, which is an important determinant of health and wellbeing and inclusive growth.
- The scheme will create employment for 12 local people and support six apprenticeships during the construction period.

Equality and Diversity Implications

4.22 An Equality Impact Assessment (EqIA) has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.23 Most of the homes will be developed to either M4 (2) or M4 (3) standard so they can be accessible to most applicants, such as the older population or wheelchair users. Step free access to the building will also be provided.

4.24 Provision will be put in place to ensure that the properties can be easily adapted to further increase their accessibility and functionality while wall mounted switches and sockets will be accessible for applicants who have reduced reach.

Consultation and Engagement

4.25 Consultation has been undertaken as part of the planning approval process.

Risks

4.26 The scheme risks and mitigations are:

- There is an occupied property located in the centre of the main site which requires maintenance and continuous access as well as ensuring noise and pollution is minimised. This is mitigated through a bespoke communication plan being developed which will set out how the Contractor and Leeds City Council will proactively engage with the owner occupiers through the construction period.
- Various approvals must be obtained prior to contract award. This is mitigated through close engagement with the contractor.
- There is a risk of waterlogging in newly built plots or affecting neighbouring properties. This is mitigated through garden designs including enhanced drainage to reduce the risk of waterlogging.

Costs

4.27 The total scheme costs are up to £26,229,849.

4.28 The Combined Authority's contribution is up to £1,760,000 from the Brownfield Housing Fund.

4.29 The remaining funding is up to £24,469,849 (including commuted sums) from Leeds City Council.

4.30 The Combined Authority will need to enter into a funding agreement with Leeds City Council for expenditure of up to £1,760,000 from the Brownfield Housing Fund.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
5 (Delivery Closure)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Director of Policing, Environment & Place (DoPEP)	31/03/2026

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to Start on Site by 31 March 2025.

Assurance Tolerances

- 4.31 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remain within +10% of those outlined in this report.
Project timescales remain within the programme timescales outlined within this report.
Outputs remain within -15% of those outlined in this report.

Appraisal Summary

- 4.32 There are over 26,000 applicants on the housing register and more than 12,000 of these are actively seeking more suitable accommodation. Leeds City Council delivered 595 affordable homes in 2020/21 and sold 600 socially rented homes through right to buy. Demand for social housing is high and is greater than the supply. This scheme will contribute towards affordable housing within the Leeds area.
- 4.33 The scheme supports Leeds City Council's Best City Ambition pillars of Health & Wellbeing, Inclusive Growth and Zero Carbon. The scheme aligns with Leeds Inclusive Growth Strategy (LIGS) ambitions, in particular 'Supporting Places and Communities to respond to Economic Change' and improving housing and quality of place in locations of change to tackle poverty and support growth.
- 4.34 A contractor has been appointed and contracts are expected to be signed in early December 2023.
- 4.35 The classification of some of the sites is under review. If any site is deemed not compatible to the Brownfield Housing Fund (BHF) criteria, the benefit cost ratio, scheme costs and BHF grant request will be reviewed and updated accordingly as part of the Approval to Proceed.

Recommendations

- 4.36 The Combined Authority, subject to the conditions set by the Programme Appraisal Team approves that:
- (i) The BHF Seacroft and Gipton scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval is given to the Combined Authority's contribution of up to £1,760,000. The total scheme cost is up to £26,229,849.
 - (iii) The Combined Authority enters into a Funding Agreement with Leeds City Council for expenditure of up to £1,760,000.
 - (iv) 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.

Project Title	BHF Saxton Lane
Stage	2 (scheme development)
Decision Point	2 to 4 (business justification)

Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for call-in by Scrutiny?	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Background

- 4.37 This scheme will be funded from the Brownfield Housing Fund. The Fund will target investment to help ease the viability issues that brownfield projects face for example, making former industrial land safe for residential use.
- 4.38 The Saxton Lane scheme will deliver 204 affordable rented homes within the Leeds area. The scheme will regenerate 0.18 hectares of brownfield land and contribute towards Leeds City Council's ambition to deliver over 1000 new affordable homes a year.
- 4.39 The proposals look to re-develop a previously developed site located within the city centre which is close to major transport links (Lincoln Green). The site's city centre proximity and provision of limited parking facilities will encourage all building users to use sustainable forms of transport. This will be encouraged further through the installation of secure cycle parking within the development.
- 4.40 The homes will enable and encourage sustainable forms of transport. The site is in a sustainable location with strong links to the rest of the City Centre and beyond. It is within easy walking distance of Leeds City Centre and is conveniently located to nearby key shops and facilities including Leeds Playhouse and Opera North (6-minute walking distance); Victoria Gate (9-minute walking distance); Leeds Bus Station (6-minute walking distance); Leeds Trinity (12-minute walking distance); Leeds Dock (14-minute walking distance) Leeds Rail Station (15-minute walking distance).
- 4.41 The objectives for this scheme are to:
- Deliver 204 affordable homes consisting of 1, 2 and 3 bedroom apartments to meet affordable housing needs by November 2025.

- Remediate 0.18 hectares of brownfield land.
- Deliver 198 homes to EPC B standard and 6 homes to EPC C standard.

4.42 The scheme supports the following Mayoral priorities:

- Supporting local businesses and be a champion for our regional economy: The supply chain includes local businesses in West Yorkshire.
- Build 5000 sustainable homes: The scheme will deliver 204 affordable homes for rent. The homes will be managed and maintained by Wakefield and District Housing.
- Tackling the climate emergency and protecting our environment: The scheme includes a number of low carbon and sustainable measures to reduce emissions.

4.43 A summary of the scheme's business case and location map is included in **Appendix 2**.

Outputs and Outcomes

4.44 The scheme outputs include:

- 204 affordable rented homes.,
- The regeneration of 0.18 hectares of brownfield land.
- 198 of the homes will be constructed to EPC rating B.
- 62 of the homes will be M4(2) accessible and adapted dwellings and a further 3 homes will be M4(3) wheelchair user dwellings.
- Create apprenticeships during the construction period.
- The building will retain solar gain and solar shading. Photovoltaic panels will be installed on the building.
- The development will use thermal insulation and heat pump base heating systems for communal areas. There will not be any gas supply, the building will be 100% electric.
- Water saving measures will also be implemented such as flow restriction showers and low volume cisterns.
- Electric vehicle charging measures are also included in the development.
- Provide homes which are accessible to key areas for employment and training.

4.45 The scheme outcomes are:

- The scheme will encourage the use of public transport due to the site location and limited provision of parking facilities. Secure cycle facilities will be created as part of the development.

- The scheme will make a beneficial contribution to Leeds City Council's ambition to deliver over 1,000 new affordable homes a year and would be within the City Centre, which is a key area for housing growth.
- The scheme will engage contractors and subcontractors from the West Yorkshire area.

4.46 The benefit cost ratio (BCR) for the scheme is 1.5:1 representing medium value for money.

Tackling the Climate Emergency Implications

4.47 The scheme has adopted several low carbon and sustainable measures to reduce emissions and contribute towards the net zero target.

4.48 The scheme will install photovoltaic panels to the roof of the development, use heat pump base heating systems for communal areas, and there will be the use of flow restriction to the showers, taps and whitegoods and low volume cisterns to the toilets to save water wherever possible.

4.49 The scheme will maximise natural daylight, and natural ventilation. High efficiency motors will be incorporated into all building services, and a full building energy management system will be provided with energy metering to control and monitor all energy consumption.

4.50 The building will be 100% electric with no gas installations and there will be electric vehicle charging points installed in the car park.

Inclusive Growth Implications

4.51 The scheme inclusive growth implications include:

- The Saxton Lane scheme is located on the edge of the city centre in a key regeneration area and is on the periphery of a priority neighbourhood (Lincoln Green).
- The scheme will contribute to inclusive growth by supporting the sustainable delivery of homes in the right location by delivering housing which is close to employment opportunities which are within walking distance and thus more sustainable. It is creating high-quality affordable housing in an area of regeneration focus within the city.

Equality and Diversity Implications

4.52 An Equality Impact Assessment has been undertaken for the scheme and equality and diversity impacts taken account of as part of the development of the scheme and the business case development.

4.53 The scheme will develop 65 homes which are either accessible and adapted dwellings or wheelchair user dwellings.

4.54 Equality data will be captured when the properties are advertised to ensure that needs of residents will be met. The housing provider will also provide support and assistance to those who require help to complete forms and home visits will be offered.

Consultation and Engagement

4.55 Consultation for this scheme has been undertaken as part of the planning application and approval process.

Risks

4.56 The scheme risks and mitigations include:

- Failure to agree local letting plan with local authority. This has been mitigated through early engagement with the Council for receptiveness to use a local lettings plan.
- Failure to secure Combined Authority funding. This is mitigated through early engagement with the Combined Authority.

Costs

4.57 The total scheme costs are £41,372,693

4.58 The Combined Authority's contribution is £1,247,500 from the Brownfield Housing Fund.

4.59 The remaining funding is:

- £12,036,000 from Homes England.
- £28,089,193 from Wakefield and District Housing.

4.60 The Combined Authority enters into a funding agreement with Wakefield and District Housing Limited (WDH) for expenditure of up to £1,247,500.

Future Assurance Pathway and Approval Route

Assurance pathway	Approval route	Forecast approval date
5 (Delivery Closure)	Recommendation: Combined Authority's Programme Appraisal Team Decision: Director of Policing, Environment & Place (DoPEP)	31/05/2026

Other Key Timescales

- The Brownfield Housing Fund programme timescales require all schemes to start on site by 31 March 2025.

- The scheme is expected to complete on site in November 2025.

Assurance Tolerances

- 4.1 This approval is the first decision point for the scheme at committee. The assurance tolerances for the recommended approval in this report are:

Assurance tolerances
Combined Authority funding remain within +10% of those outlined in this report.
Project timescales remain within the programme timescales outlined within this report.
Outputs remain within -10% of those outlined in this report.

Appraisal Summary

- 4.2 There is a clear need for affordable housing within West Yorkshire and the proposed development encompasses numerous sustainable and low carbon measures, thereby contributing towards net zero. The homes also include a number of accessible features, and the promoter is experienced in developing and delivering housing.
- 4.3 This scheme will be delivered by Wakefield and District Housing (WDH). The business case states that WDH are one of the UK's largest social housing providers with over 32,000 homes across the Wakefield District. This scheme contributes towards the WDH business strategy, and the organisation has an aim to develop properties that meet the needs of residents and are sustainable, energy efficient and good quality homes.

Recommendations

- 4.4 The Combined Authority, subject to the conditions set by the Programme Appraisal Team approves that:
- (i) The BHF Saxton Lane scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
 - (ii) Approval is given to the Combined Authority's contribution of £1,247,500. The total scheme cost is £41,372,693.
 - (iii) The Combined Authority enters into a funding agreement with Wakefield and District Housing Limited (WDH) for expenditure of up to £1,247,500.
 - (iv) 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.

Projects in Stage 3: Delivery and Evaluation

4.5 There are no schemes to review at this stage.

5 Tackling the Climate Emergency implications

5.1 The Climate Emergency implications have been considered on all projects included in this report as part of their business case development.

6 Inclusive Growth implications

6.1 The inclusive growth implications have been considered on all projects included in this report as part of their business case development.

7 Equality and Diversity implications

7.1 Equality Impact Assessments (EqIA) have been undertaken on all projects included in this report as part of their business case development.

8 Financial implications

8.1 The report seeks endorsement to expenditure from the available Combined Authority funding as set out in this report.

9 Legal implications

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

10 Staffing implications

10.1 A combination of Combined Authority and local partner council project, programme and portfolio management resources are or are in the process of being identified and costed for within the schemes in this report.

11 External consultees

11.1 Where applicable scheme promoters have been consulted on the content of this report.

12 Recommendations (Summary)

Additional approvals - Brownfield Housing Fund Programme Changes to Project Delivery Dates

12.1 The Combined Authority approves:

- (i) The extensions to the delivery timescales to the following projects and for the DP5 delivery closure assurance tolerances revised for each project to +6 months:

Scheme name	Decision Point 5 (delivery) date approved at Decision Point 4	Revised Decision Point 5 (delivery closure) date
BHF Galem House	29/03/2024	31/03/2025
BHF Canal 30	31/10/2024	31/12/2025
BHF Points Cross Phase 2	31/12/2025	30/04/2026
BHF Sky Gardens	31/07/2026	31/10/26

Brownfield Housing Fund –Seacroft and Gipton

12.2 The Combined Authority, subject to the conditions set by the Programme Appraisal Team approves that:

- (i) The BHF Seacroft and Gipton scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval is given to the Combined Authority's contribution of up to £1,760,000. The total scheme cost is up to £26,229,849.
- (iii) The Combined Authority enters into a Funding Agreement with Leeds City Council for expenditure of up to £1,760,000.
- (iv) 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.

Brownfield Housing Fund - Saxton Lane

12.3 The Combined Authority, subject to the conditions set by the Programme Appraisal Team approves that:

- (i) The BHF Saxton Lane scheme proceeds through decision point 2 to 4 (business justification) and work commences on activity 5 (delivery).
- (ii) Approval is given to the Combined Authority's contribution of £1,247,500. The total scheme cost is £41,372,693.
- (iii) The Combined Authority enters into a funding agreement with Wakefield and District Housing Limited (WDH) for expenditure of up to £1,247,500.
- (iv) 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.

13 Background Documents

13.1 None as part of this report.

14 Appendices

[Appendix 1 – Business Case Summary BHF Seacroft & Gipton](#)

[Appendix 2 – Business Case Summary BHF Saxton Lane](#)