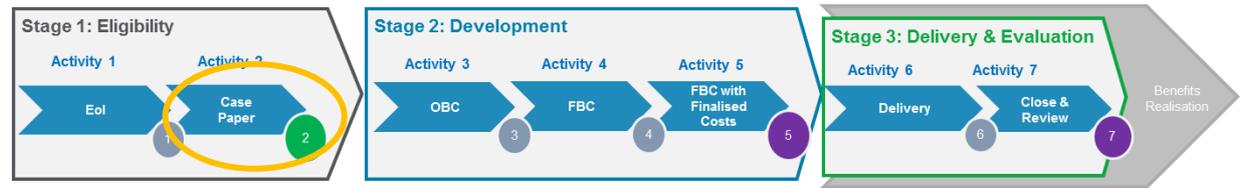


Scheme Summary

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| Name of Scheme: | One Public Estate - Land Release Fund |
| PMO Scheme Code: | OPE-008 |
| Lead Organisation: | West Yorkshire Combined Authority |
| Senior Responsible Officer: | David Walmsley |
| Lead Promoter Contact: | Jon Vickers |
| Case Officer: | Laura Greenan |
| Applicable Funding Stream(s) – Grant or Loan: | Grant |
| Growth Fund Priority Area (if applicable): | Priority 4 – Infrastructure for Growth |
| Approvals to Date: | N/A |
| Forecasted Full Approval Date (Decision Point 5): | Investment Committee – 5 th June 2018 |
| Forecasted Completion Date (Decision Point 6): | March 2020 |
| Total Scheme Cost (£): | £0.662 million |
| Combined Authority Funding (£): | £0 |
| Total other public sector investment (£): | £0.662 million - OPE Capital Grant Fund |
| Total other private sector investment (£): | £0 |
| Is this a standalone Project? | No |
| Is this a Programme? | No |
| Is this Project part of an agreed Programme? | Yes – One Public Estate Programme |

Current Assurance Process Activity:



Scheme Description:

At the leadership team on the 20th of October 2017 the Combined Authority’s Managing Director in conjunction with the Land and Asset Panel Board Chair (Cllr T Swift) and the Chief Executive lead for Housing and Planning (J Gedman) agreed the final One Public Estate (OPE) Phase 6 submission by the CA by the submission deadline date of the 3rd of November 2017.

As part of the OPE Phase 6 submission, the CA bid for £1.573m of Land Release Fund (LRF) which aims to combat barriers that would otherwise make land unusable for development. The submitted bid was for funding two phases of remediation and infrastructure works to unlock 31 small stalled sites delivering 247 housing units in the region.

Confirmation was received in February 2018 that the CA has been awarded £662,125 to develop Phase 1 - Small Housing Sites.

A report providing full details of the allocation and recommending that a Memorandum of Understanding (MoU) and LRF funding agreement letter be signed was approved by the leadership team on the 8th of March.

The LRF capital allocation of £662,125 will attract small and medium sized enterprises (SMEs) to deliver 103 homes on 11 small sites owned by local authorities:

- Craven Council - 4 sites small sites – 51 units
- Wakefield – 1 site - 11 units
- Leeds Council - 4 sites - 35 units
- Selby Council – 2 sites - 8 units

Business Case Summary:

Strategic Case

This project will develop 103 houses on 11 small sites across the Leeds City Region with land released for housing by 2020. These are sites which would not otherwise be developed on due to lack of capital funding to undertake the necessary remediation, demolition and infrastructure work. This will contribute to the Strategic Economic Plan (SEP) objective of delivering 10,000 – 13,000 homes per year and 32,000 accelerated or additional new homes by 2028. The scheme will deliver significant affordable housing covering a range of tenures which will contribute to addressing one of key challenges outlined in the Leeds City Region Housing Policy Position Statement. The programme will also provide access to work for SMEs within the region, supporting the local economy and businesses as well as delivering significant inward investment and capital receipts for local authorities.

Commercial

The need to remediate sites for housing development is required to

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|------------------------|---|
| Case | achieve the SEP objective of delivering 10,000 – 13,000 homes per year and 32,000 accelerated or additional new homes by 2028. The programme will also provide access to work for SMEs within the region, supporting the local economy and businesses as well as delivering significant inward investment and capital receipts for local authorities. The project aims to deliver £9.181 million inward investment and £3.07 million capital receipts (to local government) by the end of the programme. Each district will procure and deliver the remediation on its own sites. |
| Economic Case | This scheme directly contributes to the SEP objective of delivering 10,000 – 13,000 homes per year. The project will also deliver opportunities for SMEs in the LCR to develop small housing sites (including modern methods of construction/ innovative design) in line with the SEP’s Priority 4: Infrastructure for Growth. The outputs are clearly defined, in terms of sites to be ready for developers by 2020 and housing units to be constructed by 2022. This grant funding will enable local authorities to bring forward housing on small sites that would not otherwise come forward due to the viability gap. |
| Financial Case | There is a clear breakdown of funding required for each local authority to complete the remediation, demolition and infrastructure works by 2020. The funding is in the form of an OPE capital grant and is not repayable. The funding will not be available to be claimed until financial year 19/20. The programme management costs will be absorbed by the OPE Phase 6 programme management budget. |
| Management Case | The overall programme will be managed by the Combined Authority under the Policy team, but will be delivered by the individual councils. There is a high level programme for the works which has clear timescales and completion dates for key milestones. Each of the councils has confirmed it will be able to deliver the works on time or ahead of schedule. The Combined Authority has requested that each of the councils produce a detailed programme of works so the works can be monitored by the CA management team and any potential breaches of tolerances can be monitored. Risk registers and lessons learnt logs will also be requested to be produced by each of the councils, in order to share best practice. |