

**MINUTES OF THE MEETING OF THE LAND AND ASSETS PANEL
HELD ON FRIDAY, 13 OCTOBER 2017 AT COMMITTEE ROOM A, WELLINGTON
HOUSE, LEEDS**

Present:

Councillor Tim Swift (Chair)
Councillor Richard Foster
Councillor Susan Hinchcliffe
Councillor Richard Lewis
Councillor Peter McBride
Sharon Squires

Calderdale Council
Craven District Council
Bradford Council
Leeds City Council
Kirklees Council
National Housing Federation

In attendance:

Cllr Alex Ross-Shaw
Jacqui Gedman
Ian Hall
Michael O'Doherty (Item 9 onwards)
Ben Still
Judith Furlonger
Alison Gillespie
Justin Wilson
Rob Hignett
Khaled Berroum

Bradford Council
Kirklees Council
Homes and Communities Agency
Local Government Association
WYCA
WYCA
WYCA
WYCA
WYCA
WYCA

1. Apologies for Absence

Apologies for absence were received from Councillor Denise Jeffrey, Councillor David Carr, Roger Marsh and Rob Pearson.

2. Declaration of disclosable pecuniary interests

None were declared.

3. Exempt information - Exclusion of the press and public

There were no exclusions of the press and public at the meeting.

4. Minutes of the meeting of the Land and Assets Board held on 14 July 2017

Resolved: That the minutes of the Land and Assets Board held on 14 July 2017 be approved.

5. Housing Infrastructure Fund – Forwards Funding Expression of Interest

The panel were given an update on Housing Infrastructure Fund (HIF) Forward Funding Expression of Interest submitted by 28th September 2017.

Leaders, Chief Executives and WYCA Leadership agreed a ranking system for the Forward Funding and 3 bids were submitted:

1. LCR Housing Deal Phase 1 (Leeds Living/North Kirklees Growth Zone) - £136m
2. LCR Housing Deal Phase 2 (Aire River Housing Growth Zone/Wakefield) - £17.5
3. LCR Housing Deal Phase 3 (SE Calderdale/Calderdale) - £13m

After assessment by DCLG and HCA, the preferred schemes will be invited to enter stage two with an element of co-development with HCA/DCLG. In stage two there will be access to experts and constructive challenge via DCLG to help authorities develop business cases and submit by Spring 2018. These will again be assessed and funding awards announced from Summer 2018.

Resolved: That the HIF Forward Funding bid submission be noted.

6. Accelerating Development – Strategic Resources Support

The panel was updated on the development of a proposition from WYCA, on behalf of partners, to DCLG as part of a request for additional resources to deliver Leeds City Region housing sites. A first draft will be ready to share with Directors of Development soon and then the Land and Assets Panel at the next meeting.

The proposition is linked with wider LCR Housing Deal work stream to ensure there is an agreed LCR pipeline and strategic sites located to assure the HCA and DCLG that a viable, deliverable pipeline is ready, pending resources. DCLG is encouraging working on a wider geography which includes a city region form.

Members discussed the Chancellor Philip Hammond's recent visit to Leeds and his meeting with Leeds City Council officials, described as 'negative', citing the lack of enthusiasm for council housing as an issue.

Resolved: That the report be noted.

7. HCA Update

Members were updated on recent developments at the Homes and Communities Agency, soon to be relaunched as 'Homes England' by the end of 2017.

The Chancellor announced an extra £2bn for Affordable Housing to focus on bringing forward existing sites and working with districts to identify new sites and projects, especially those stalled by viability issues.

Construction has been accelerated on HCA land within the LCR building 160 homes at Glasshoughton in Wakefield and 130 homes at Whealstun in Leeds.

Under the Accelerated Construction Initiative (schemes from 50 to 500 homes) on LA land, 1,500 Expressions of Interest have been reduced to 220 with 23 submissions in the LCR. Submissions are undergoing due diligence, expected to be completed in late 2017, and projects will then be taken forward pending viability and resource necessities. There may be a second call for sites in the new year.

Resolved: That the update be noted.

8. Leeds City Region Enterprise Zones Programme Update

The panel was presented with a report updating them on the LCR Enterprise Zones (EZ) programme and the proposed approach to phasing sites as detailed in Appendix 2. The next steps for the EZ programme are expected to be approved at the Investment Committee on 9 November 2017 and then WYCA on 7 December 2017.

Resolved:

- (i) That the proposed EZ programme phasing approach is endorsed.
- (ii) That the proposed WYCA/LEP acceptance of DCLG Commercial Support Grant and outline marketing and communications programme be endorsed.

9. One Public Estate Programme

A presentation on the One Public Estate programme was given to the panel by Michael O'Doherty from the Local Government Association. The programme is currently in Phase 6 with a submissions deadline of 3 November 2017. Phase 7 is hoped to be announced in 2018.

The OPE's role as a 'barrier busting' platform was emphasised to members. LGA and Cabinet Office officers have offered to act as facilitators to help local authorities identify the right person at the right level in the right department to help them surmount the obstacles stalling any projects.

Members raised concerns about 'challenging' asset owning government departments and were encouraged to raise concerns in writing as a Panel through OPE channels, which would lend them more weight. OPE has established channels with which to alleviate property and site based complications between central departments and local authorities. Members agreed actions for officers to

coordinate a list of examples of stalled projects and seek advice on how to progress them.

Resolved: That the update be noted.

10. One Public Estate Group Update

The panel noted the information report updating them on the delivery of the One Public Estate programme (OPE) phase 4 and phase 5 schemes and preparation of the Phase 6 bid by the deadline of the 3rd of November.

Resolved: That the report be noted.

11. Leeds City Region 12 Month Housing and Regeneration Work Programme Update

The panel noted the information report updating them on the Housing and Regeneration priority activities over the next 12 months.

Resolved: That the report be noted.

12. Any Other Business

There was no other business.

13. Date of Next Meeting – 5 January 2018, Committee Room A, Wellington House