



Growth & Regeneration
Scrutiny Panel 25th
March 2024 – Housing
Growth Update

Purpose of today

To update on issues presented to Scrutiny in July 2023

Accordingly the update will cover projects that span the following programmes:

- Strategic Allocations
- Accelerated Construction delivery
- Specialist and Supported Housing
- Affordable Housing
- Registered Providers programme
- Brokerage service
- Pipeline sites

Collaborative Working and Strategic Partnerships

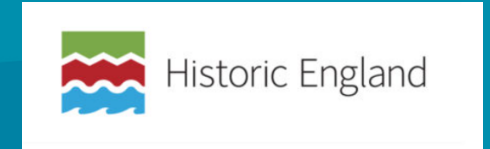
In Housing Growth we collaboratively work with many External and Internal Partners:

External Partners:

- ✓ Homes England
- ✓ WYCA
- ✓ Historic England
- ✓ Housing 21
- ✓ One Public Estate (OPE)
- ✓ Systra
- ✓ Keepmoat
- ✓ Thirteen Group
- ✓ Equans
- ✓ AHR
- ✓ MACE
- ✓ Arcadis
- ✓ Network Rail/TRU
- ✓ Cushman and Wakefield

Kirklees internal teams:

- ✓ Procurement
- ✓ Adults and Health
- ✓ Communities / Active Citizens
- ✓ Planning & Building Control
- ✓ Assets
- ✓ Legal
- ✓ Allotments and Park Team
- ✓ Capital Delivery
- ✓ Education
- ✓ Highways
- ✓ Major Projects
- ✓ Children's Services
- ✓ Finance
- ✓ Risk
- ✓ Comms



Strategic Housing Sites: Dewsbury Riverside



Background

- Largest housing allocation in Kirklees and key site in the West Yorkshire Strategic Place Partnership Priorities, comprising of multiple landowners including Kirklees Council.

Milestones

- ❖ New allotments completed
- ❖ Communities work exemplar
- ❖ Planning permission granted
- ❖ Joint working with **Homes England**
- ❖ Cabinet update and delegations agreed in **November 2023**
- ❖ Strategic highways work
- ❖ Legal advice commissioned



Strategic Housing Sites: Bradley Park

Background

- Local Plan housing allocation, mostly in Council ownership.
The overall allocation is **c68 hectares**.

Milestones

- ❖ **£800,000 of Capital Funding** secured
- ❖ **Highways – detailed work** ongoing funded by WYCA
- ❖ Discussions started – **strategic property acquisitions**
- ❖ **Procurement documents** drafted



Ashbrow / Ash View Extra Care

Background

- 50 bed Council Extra Care scheme plus 111 mixed tenure units.
- 98 market sale, and 13 affordable homes.

Milestones

- ❖ External works to the building have been completed

Next Steps

- ❖ Extra Care practical completion **Sept 2024**
- ❖ Extra Care fit out and staff training **Oct 2024-Jan 2025**
- ❖ Tenants move into Extra Care facility **Feb 2025**



Accelerated Construction Programme: Soothill / The Orchards, Batley

Background

- Council owned Local Plan housing allocation with a number of pre-development constraints.
- **Homes England Accelerated Construction Programme (£4.59m grant)**
- Contractor – Keepmoat Homes – **319 homes** in total, **95** of which will be **affordable homes**.

Milestones

- ❖ **86** Plots under construction
- ❖ **46** Plots Occupied (including 36 affordable Housing Plots)
- ❖ S106 Provision **65** plots (29 shared ownership and 36 affordable rent)
- ❖ An extra **30** plots have been transferred to **Incommunities**, these are split into 6 rent to buy, 17 affordable rent and 7 shared ownership



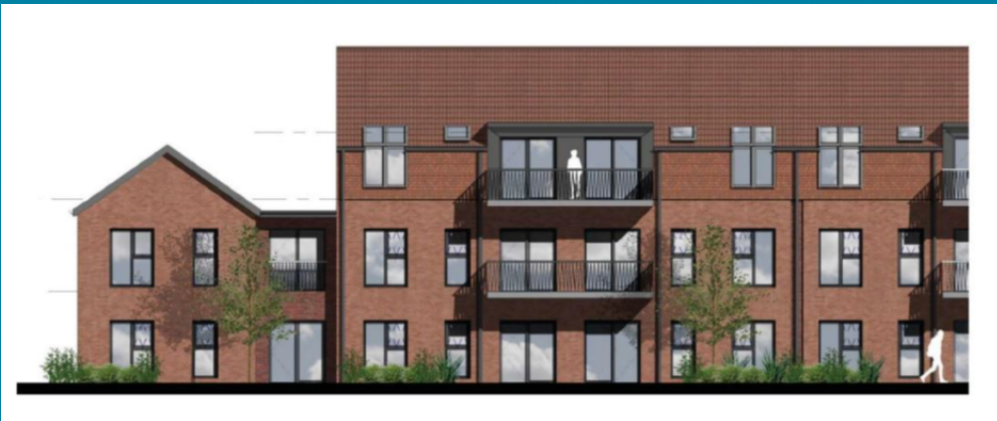
Extra Care: Kenmore Drive, Cleckheaton

Background

- 80-bed Affordable Extra Care & Public Open Space in partnership with Housing 21.
- Homes England support through Affordable Homes Programme.

Milestones

- ❖ Despite previous main contractor insolvent in early 2023, H21 have successfully lined up a replacement - **Robertson Construction**.
- ❖ A multidisciplinary team of council officers is supporting the **Housing Growth Team** to deliver the project, including **PROW, Planning, Highways & Legal** colleagues.
- ❖ Successful resident engagement event took place in **December 2023**.
- ❖ Ground breaking ceremony **23rd February 2024**.



Affordable Housing Delivery and Brokerage Service

Affordable Housing Delivery

- The **Housing Growth Affordable Housing Team** - first point of contact
- **Section 106 agreements (Planning)**
- **Registered Providers** – direct delivery
- **Fee charging**

Brokerage Service

- The **Brokerage Programme** aims to increase housing delivery on privately-owned sites.
- ‘**Brokerage Brochure**’
- **WYCA Brownfield Housing Fund support – Parkwood Mills, Plane Street**



Fenay Lane, Almondbury

Background

- Council owned housing allocation
- **WYCA Housing Revenue Funding** utilised

Milestones

- ❖ **Cabinet approval in November 2023** to dispose of the site to a **Homes England Strategic Partner** via a competitive land sale
- ❖ **Soft market testing**
- ❖ Procurement process now starting
- ❖ Further **WYCA Housing Accelerator Funding** secured to support site disposal.



Housing Growth Delivery and Pipeline

On site / Live Projects	Units to be delivered by 2026
Ash View Extra Care - onsite	50
Ash Brow/ Pennine View - onsite	111
Soothill / The Orchards - onsite	319
Kenmore Drive - onsite	80
RP Clusters - in planning	207
	Total 767

On-going / In Development	Units to be delivered by 2030
Fenay Lane	157
Dewsbury Riverside – Phase 1	350
Bradley Park – Phase 1	474
Estate Buildings – town centre living	53
Daisy Hill – town centre living	200
	Total 1,234

Cumulative total	2,001

Affordable Housing Delivery Facilitated by Housing Growth

S106 Delivery Summary 2023 (Q1&Q2)	Social Rent	Affordable Rent	Social or Affordable Rent	First Homes	Discounted Market Sales	Shared Ownership	Intermediate	Total
	27	27	30	34	9	5	41	173

RP Delivery 2023 (Q1&Q2)	Social Rent	Affordable Rent	Shared Ownership	Rent to Buy	Total
Quarter 1	26	26	27	8	87



Press Releases & Good News Stories

- There have been many good news stories and milestones published over the last year about our Housing Growth Projects.
- This is just a sample and doesn't include other material published by our partners.

Work set to begin on Huddersfield affordable homes scheme

Posted on February 23, 2024 in Top News



Work is about to start on a new affordable housing development in Newsome, Huddersfield.

30 two and three-bedroomed properties will be delivered by BME housing association Unity Homes and Enterprise in partnership with Kirklees Council, Homes England and West Yorkshire Combined Authority.

Kirklees Council to deliver affordable homes in Batley

Posted on December 1, 2022 | by liamkirklees



We are working in partnership with Keepmoat Homes to develop 319 homes on council-owned land in Soothill, Batley.

Significant progress with new Extra Care housing in Ashbrow

Posted on February 1, 2024 | by EliseKirklees



Progress continues at Ashbrow's new housing development, with 50 new apartments dedicated to helping people with extra care needs live independently.

New allotments pave the way for large housing development in Dewsbury

Posted on July 11, 2023 | by liamkirklees



We've just created a new allotment site on Ravensthorpe Road in Dewsbury. These allotments will pave the way for a much larger development very nearby!

Spades in the ground on new extra care housing scheme

Posted on February 8, 2023 | by liamkirklees



The first shovels are in the ground for a new housing development in Ashbrow, which will help people with extra care needs live independently.

Cabinet approves sale of Almondbury land for housing

Posted on January 23, 2024 | by EliseKirklees



Work progressing on Dewsbury's Daisy Hill

Posted on December 13, 2023 | by EliseKirklees



Improvements on Daisy Hill are moving forward, with lots of different properties now under development and big plans for future work underway.