

Public Document Pack



**Service Director – Legal, Governance and
Commissioning**

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Tuesday 21 August 2018

Notice of Meeting

Dear Member

Cabinet

The **Cabinet** will meet in the **Council Chamber - Town Hall, Huddersfield** at **4.00 pm** on **Wednesday 29 August 2018**.

This meeting will be live webcast. To access the webcast please go to the Council's website at the time of the meeting and follow the instructions on the page.

The items which will be discussed are described in the agenda and there are reports attached which give more details.

A handwritten signature in black ink, appearing to read "Julie Muscroft".

Julie Muscroft

Service Director – Legal, Governance and Commissioning

Kirklees Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair/Clerk of their intentions prior to the meeting.

The Cabinet members are:-

Member

Councillor Shabir Pandor
Councillor David Sheard

Councillor Masood Ahmed
Councillor Erin Hill (Currently on
Maternity Leave)
Councillor Viv Kendrick

Councillor Musarrat Khan
Councillor Naheed Mather
Councillor Peter McBride
Councillor Cathy Scott
Councillor Graham Turner

Responsible For:

Leader of the Council
Deputy Leader of the Council and holder of the
Deputy Leaders Cabinet Portfolio
Cabinet Member - Learning and Aspiration
Cabinet Member - Currently on Maternity Leave

Cabinet Member - Children (Statutory
responsibility for Children)
Cabinet Member - Health
Cabinet Member - Communities and Environment
Cabinet Member - Economy
Cabinet Member - Adults and Independence
Cabinet Member - Corporate

Agenda

Reports or Explanatory Notes Attached

Pages

1: Membership of the Committee

To receive apologies for absence of Members who are unable to attend this meeting.

2: Interests

1 - 2

The Councillors will be asked to say if there are any items on the Agenda in which they have disclosable pecuniary interests, which would prevent them from participating in any discussion of the items or participating in any vote upon the items, or any other interests.

3: Admission of the Public

Most debates take place in public. This only changes when there is a need to consider certain issues, for instance, commercially sensitive information or details concerning an individual. You will be told at this point whether there are any items on the Agenda which are to be discussed in private.

4: Deputations/Petitions

The Committee will receive any petitions and hear any deputations from members of the public. A deputation is where up to five people can attend the meeting and make a presentation on some particular issue of concern. A member of the public can also hand in a petition at the meeting but that petition should relate to something on which the body has powers and responsibilities.

In accordance with Council Procedure Rule 10 (2), Members of the Public should provide at least 24 hours' notice of presenting a deputation.

5: Public Question Time

The Committee will hear any questions from the general public.

6: Member Question Time

To consider questions from Councillors.

7: Proposed Spending Plan for Additional Investment in Social Care in 2018-19 3 - 8

A report seeking Cabinet approval for the proposed spending plan for additional investment in Social Care in 2018-19.

Wards: All

Officer: Richard Parry, Strategic Director for Adults and Health

8: Catering Service Capital Plan - Proposed allocation of funding for the Compliance Essential Works 5 year and 18/19 - 20/21 2 year baseline programmes 9 - 16

A report seeking Cabinet approval for the 5 year £1m self-financed budget to bring school kitchen gas installations up to current compliance standards

Wards: All

Officer: Jenny Frear

9: Kirklees Housing Strategy 2018 - 2023 17 - 58

A report seeking approval of the draft Housing Strategy 2018 - 2023

Wards: All

Officer: Karen Oates, Commissioning Manager (access to housing)

10: Housing Delivery Plan 59 - 100

A report seeking approval of the Housing Deliver programme.

Wards: All

Officer: Naz Parkar, Director of Housing.

11: Small Affordable Housing Sites

101 -
114

A report seeking Cabinet approval to dispose of a portfolio of council owned sites to a registered provider to provide affordable housing.

Wards: Dewsbury South; Dewsbury West; Kirkburton; Lindley;
Mirfield;

Officer: James Hinchliffe, Economic Resilience Project Manager

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KIRKLEES COUNCIL			
COUNCIL/CABINET/COMMITTEE MEETINGS ETC			
DECLARATION OF INTERESTS			
Name of Councillor			
Item in which you have an interest	Type of interest (eg a disclosable pecuniary interest or an "Other Interest")	Does the nature of the interest require you to withdraw from the meeting while the item in which you have an interest is under consideration? [Y/N]	Brief description of your interest

Signed: Dated:

NOTES

Disclosable Pecuniary Interests

If you have any of the following pecuniary interests, they are your disclosable pecuniary interests under the new national rules. Any reference to spouse or civil partner includes any person with whom you are living as husband or wife, or as if they were your civil partner.

Any employment, office, trade, profession or vocation carried on for profit or gain, which you, or your spouse or civil partner, undertakes.

Any payment or provision of any other financial benefit (other than from your council or authority) made or provided within the relevant period in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.

Any contract which is made between you, or your spouse or your civil partner (or a body in which you, or your spouse or your civil partner, has a beneficial interest) and your council or authority -

- under which goods or services are to be provided or works are to be executed; and
- which has not been fully discharged.

Any beneficial interest in land which you, or your spouse or your civil partner, have and which is within the area of your council or authority.

Any licence (alone or jointly with others) which you, or your spouse or your civil partner, holds to occupy land in the area of your council or authority for a month or longer.

Any tenancy where (to your knowledge) - the landlord is your council or authority; and the tenant is a body in which you, or your spouse or your civil partner, has a beneficial interest.

Any beneficial interest which you, or your spouse or your civil partner has in securities of a body where -

- (a) that body (to your knowledge) has a place of business or land in the area of your council or authority; and
- (b) either -

the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, or your spouse or your civil partner, has a beneficial interest exceeds one hundredth of the total issued share capital of that class.



Name of meeting: Cabinet

Date: Wednesday 29 August 2018

Title of report: Proposed Spending Plan for Additional Investment in Social Care in 2018-19

Purpose of report:

This report seeks Cabinet approval for the proposed spending plan for additional investment in Social Care in 2018-19.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes. The additional investment amounts to more than £250k
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports?)	Yes
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by Strategic Director & name Is it also signed off by the Service Director - Finance, IT and Transactional Services? Is it also signed off by the Service Director - Legal Governance and Commissioning?	Richard Parry – 7 August 2018 Eamonn Croston – 1 August 2018 Julie Muscroft – 13 August 2018
Cabinet member portfolio	Cathy Scott, Portfolio Holder for Adults and Independence

Electoral wards affected: All

Ward councillors consulted: Not applicable to this decision

Public or private: Public

1. Summary

1.1 During 2018-19 the Council will receive funding from the Adult Social Care Grant and the Leeds Business Rates Pool totalling £2.762m. Cabinet approval is being sought to invest this funding in the priority/project areas of:

1. New technology and equipment that enables individuals to remain as independent as possible and maintain their dignity.
2. Staffing capacity to balance day-to-day activity and service transformation.
3. Support to develop a more sustainable care market.
4. Increasing specialist accommodation capacity.
5. Managing demand through community based activity.
6. Implementing new care management systems to support our new model of care and integration with local partners.

1.2 The proposed spending plan is set out in Appendix 1 to this report.

2. **Information required to take a decision**

2.1 During 2018-19 the Council will receive funding totalling £2.762m:

- £1.162m Adult Social Care Grant; and
- £1.600m from the Leeds Business Rates Pool

2.2 The proposed spending plan for the funding, attached at Appendix 1, covers the priority/project areas of:

1. **New technology, equipment and facilities that enable individuals to remain as independent as possible and maintain their dignity**

There is an ever increasing range of equipment and technology that can be used to increase the independence of individuals. This funding will be used to invest in additional capacity and improve the environment in premises that the Council will continue to deliver care services from, and will complement existing investment in equipment and adaptations. Much of this technology is equally appropriate for both young people with a disability and for adults.

2. **Staffing capacity to balance day-to-day activity and service transformation**

There is a significant programme of transformation in social care. Much of this is being led and supported by front-line staff and staff in Community Hubs who have been enthusiastic about the opportunities to work differently. However, there is a significant risk to maintaining both the pace of transformation and day-to-day operational delivery.

We will invest money in staffing to help reduce some of the day-to-day pressures whilst transformation takes place, and making sure the Hub premises are fit for purpose. We also want to test out using occupational therapists in a different way to help maximise independence.

3. **Support to develop a more sustainable care market**

Increased complexity of care, external pressures such as the increasing national living wage and other employment changes, increased regulatory pressure and competing alternative employment opportunities are creating real pressure on social care providers locally and nationally.

The challenge of one-off funding is that it cannot support a recurrent investment in the rates paid to providers. However, the Council has invested, at its own expense, in increasing the rates paid to home care providers and residential providers to help them meet the additional costs of the national living wage.

We will be working with the 2 CCGs to enhance our existing approach to supporting care providers to recruit and retain staff and to maintain and improve quality of care.

We will be promoting Shared Lives as a better alternative to residential care for people with learning disabilities.

4. **Increasing specialist accommodation capacity**

The importance of appropriate housing and accommodation to maximise independence is well recognised. It is clear that additional supported housing and accommodation needs to be commissioned.

We will be investing money to ensure that we can attract high quality organisations to develop new accommodation locally in order that young people and adults with complex needs can remain in or return to Kirklees. We will look at opportunities to invest in order to speed up the development of extra care housing.

5. **Managing demand through community based activity**

The 2018-19 budget makes some assumptions about the level of increased demand that will be experienced by the Council. Demand cannot always be reliably predicted, particularly during a period of transformation or when there is a more severe winter that places huge strain on the whole health and care system.

Our programme of transformation is focused on maximising independence and reducing demand. This is the right thing to do but does not detract from the need for a long-term sustainable funding solution to social care to reduce fragility in the whole system. We need will need to balance the use of short-term funding to support transformation and to manage demand.

We will be investing in the development of community based dementia support and supporting the development of a range of small scale community based initiatives through Community Plus working with Council Services, VCS and the Police.

6. **Implementing new care management IT system to support our new model of care and integration with local partners**

As Care First is no longer being developed by the provider we need to commission a replacement system that will support our new model of care, support the Council's digital ambitions and support the integration of health and social care. Childrens Services have recently moved to the Liquid Logic system. The transition to a new system requires dedicated project capacity to manage the process and ensure the benefits of any new system are realised. The purchase of the new adult social care system will require capital funding in 2019-20.

- 2.3 The budgetary allocation for each project will be from the 2018-19 funding but in some cases, because of the nature of the project the spending will be profiled over two years. Also as some projects involve capital expenditure the allocation for this expenditure will need to be capitalised.
- 2.4 The spending plan has been develop to complement the iBCF investments approved at the Cabinet meeting on 27 June 2017 and the Council meeting on 11 July 2017¹ and key strands of the Better Care Fund including the Disabled Facilities Grant. Key aims of which include meeting social care needs, reducing pressures on the NHS, stabilising the social care market, supporting more people to be discharged from hospital when ready and achieving the further integration of health and social care by 2020.
- 2.5 The Government is committed to publishing a Green Paper on Adult Social Care in the autumn which could have significant implications for the proposed projects and very likely for the wider health and social care system. Therefore the proposed projects in the spending plan will need to be reviewed in light of the Green Paper proposals and some may need to be refocussed. Also the 2018-19 budget makes some assumptions about the level of increased demand that will be experienced by the Council. Demand cannot always be reliably predicted, particularly during a

¹<https://democracy.kirklees.gov.uk/documents/s18831/c.%202017-06-27%20-%20Proposals%20for%20new%20monies%20et.pdf>

period of transformation or when there is a more severe winter that places huge strain on the whole health and care system. Members are therefore asked to agree delegated authority for the approval of any changes required between the project allocations and the projects themselves to the Strategic Director for Adults and Health in consultation with the Portfolio Holder for Adults and Independence.

3. Implications for the Council

3.1 Early Intervention and Prevention (EIP)

The projects in the proposed spending plan will provide the means to enable more individuals to live independently and have greater control over their lives thereby avoiding or delaying the need for more intensive health and social care interventions.

3.2 Economic Resilience (ER)

The projects in the proposed spending plan will assist with the development of a more sustainable care market by supporting providers to manage the pressures arising, for example, from the increasing national wage, competing with alternative employment opportunities in the local market and increased regulation.

3.3 Improving Outcomes for Children

In addition to providing the means to improve the adult social care offer, the projects in the proposed spending plan invest in new technology and equipment, specialist accommodation and Community Hubs which will benefit both young people with a disability and adults.

3.4 Reducing demand on services

A key aim of the projects in the proposed spending plan is the maximisation of individuals' independence which supports a strengths-based approach that places less emphasis on traditional service provision and looks to help individuals, families and communities have greater control and do more for themselves.

3.5 Legal/Financial or Human Resources

3.5.1 The projects in the proposed spending plan have been developed to complement the existing commitment made through the Transformation Programme, the Improved Better Care Fund and the Council's base budget.

3.5.2 A number of the proposed projects will require recruitment to new roles ranging from Occupational Therapists to Modern Apprentices. Experience suggests that it can be difficult to recruit the appropriately skilled and experienced staff. Implementation planning will seek to mitigate this risk but it may result in delays to implementation of some of the projects.

4. Implications for Service Users

An Equality Impact Assessment (Stage 1) has been completed to inform the proposed spending plan which has indicated that implementation of the projects will have a potentially positive impact on service users. The impact will be monitored as part of the implementation and assessment of the projects.

5. Consultees and their opinions

Where appropriate consultation has taken place with Adults and Childrens Portfolio Holders, relevant Service Directors and CCG colleagues.

6. **Next steps**

The projects in the spending plan would be implemented.

7. **Officer recommendations and reasons**

7.1 That Cabinet approves the:

1. Proposed projects in the attached spending plan.
2. Capitalisation of funding required for those projects that require capital expenditure.
3. Delegation of the approval of any changes required between the project allocations and the projects themselves to the Strategic Director for Adults and Health in consultation with the Portfolio Holder for Adults and Independence.

7.2 Approval would enable the proposed projects to go ahead.

8. **Cabinet portfolio holder's recommendations**

That Cabinet support the officer recommendations.

9. **Contact officer**

Phil Longworth, Health Policy Officer, phil.longworth@kirklees.gov.uk 01484 221000.

10. **Background Papers and History of Decisions**

Report to Cabinet on 27 June 2017 and Council on 11 July 2017 referred to in 2.4 above and the key decision notice [link](#).

11. **Service Director responsible**

Amanda Evans, Service Director for Adult Social Care Operations

APPENDIX 1: SPENDING PLANS FOR ADDITIONAL INVESTMENT IN SOCIAL CARE

PROJECT	£K
1. New technology, equipment and facilities that enable individuals to remain as independent as possible and maintain their dignity	
1.1. Support a significant upscaling of our ambitions around community based assistive technology and equipment, including staff training and new equipment	210
1.2. Upgrading and future proofing the assistive technology and environment in premises that the Council will be continuing to deliver care services from	130
2. Staffing capacity to balance day-to-day activity and service transformation	
2.1. Support the development of Community Hubs through increase Occupational Therapy capacity, new Quality Improvement roles and minor works	520
2.2. Professional leadership to test out using Occupational Therapists in a different way to help maximise independence.	130
2.3. Augment current capacity for tackling the backlog in reviews	380
2.4. Create new Modern Apprenticeships across Adult Social Care	310
2.5. Develop public facing behaviour change and communications capacity to support the shift to the new model of care	80
3. Support to develop a more sustainable care market	
3.1. Dedicated capacity to improve the quality of care homes including developing a new model to provide primary care input to care homes	100
3.2. Promotion of Shared Lives as a better alternative to residential care for people with learning disabilities	67
4. Increasing specialist accommodation capacity	
4.1. Programme capacity to facilitate joining up of existing resources to increase capacity	180
4.2. Development of new approaches to using existing accommodation capacity	100
5. Managing demand through community based activity	
5.1. Development of community based dementia support	110
5.2. Support the development of a range of small scale community based initiatives through Community Plus working with Council services, VCS and the Police	95
6. Implement new care management IT systems to support our new model of care and integration with local partners	
6.1. Project capacity to supporting the introduction of new IT systems and ensure integration with local partners	350



Name of meeting: Cabinet
 Date: 29th August 2018

Title of report: Catering Service Capital Plan – Proposed allocation of funding for the Compliance Essential Works 5 year and 18/19 – 20/21 2 year baseline programmes

Purpose of report: This report will identify potential gas ventilation works and reinvestment schemes to be funded from the Catering Service Capital baseline section of the Capital Plan, approved by Council on 11th July 2018. Members will be asked to consider and approve the 5 year £1m self-financed budget to bring school kitchen gas installations up to current compliance standards.

In addition a 2 year self-investment programme of £200k per annum to support contract renewal business retention.

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Key Decision - Is it in the Council's Forward Plan (key decisions and private report)?	Yes
The Decision - Is it eligible for "call in" by Scrutiny ?	Yes
Date signed off by Director & name July 2018	Karl Battersby
Date signed off by the Service Director - Finance, IT and Transactional Services July 2018	Eamonn Croston
Date signed off by the Service Director - Legal, Governance and Commissioning July 2018	Julie Muscroft
Cabinet member portfolio	Cllr Graham Turner Cllr Musarrat Khan Cllr Masood Ahmed

Electoral wards affected: All
 Ward councillors consulted: No
 Public or private: Public

1. Summary

- 1.1 This report identifies potential gas ventilation works and investment schemes which it is proposed be funded from the Catering Service Capital baseline section of the Capital Plan which was approved by Council on 11th July 2018.
- 1.2 Members are asked to consider and approve the 5 year £1m budget to bring school kitchen gas installations up to current compliance standards.
- 1.3 Members are also asked to consider a 2 year investment programme and to authorise delegated powers for officers to manage the programmes within their respective budget envelopes.
- 1.4 This report also seeks Members' approval for officers to report retrospectively on an annual basis on amendments and virements authorised by them using delegated powers.

2. Information required to take a decision

(a) Background

- 2.1 KNH Property Services (formerly Kirklees Building Services) annually maintain approximately 136 commercial gas catering installations through the authority. They highlighted 85 school kitchens in 2016 that required some form of upgrading or refurbishment to bring them in line with current gas health and safety legislation.
- 2.2 KNH Property Services have informed the Catering service that a number of areas require a programme for improvement, the key areas are as follows;
 - Ventilation and extraction systems
 - Gas interlock systems
 - Monitoring of Co2 levels
 - Presence of unsupervised burners

The service is being proactive in achieving a rolling programme of improvement work to upgrade the gas installations in school kitchens. Appropriate control measures are in place to mitigate risk in line with legislation. HSE guidance requires for there to be a plan to bring commercial gas installations up to current standard where reasonably practicable along with suitable control measures.

- 2.3 The provision of kitchen maintenance and equipment is included as part of the Service Level Agreement (SLA) for maintained schools.
- 2.4 After a successful capital bid, the February 2018 Rollover Capital Plan approved by Council on 14th February 2018 included a service funded capital provision for the gas compliance programme to the total of £1m with expected spending to be at £200k per annum over 5 years commencing in 2018/19. This report also outlines the proposals for the annual baseline allocation for the next 2 years in addition to the gas compliance programme.

- 2.5 As previously stated the five year Capital Plan 2018/19 and 2022/23 was approved by Council on 14th February 2018 and allocated £1m to the Catering baseline for gas compliance essential works. The programme priorities are detailed in

Appendix A.

- 2.6 The programme is summarised below:

Approximately 15 schools yr 1	£200k
Approximately 15 schools yr 2	£200k
Approximately 15 schools yr 3	£200k
Approximately 15 schools Yr 4	£200k
Approximately 15 schools yr 5	£200k
Total	£1m

- 2.7 PRP undertook a full feasibility study of schools kitchens in order to prioritise works in order of risk to formulate a schedule of work over the 5 year timescale and priorities in order of 1 to 4.
- 2.8 Alongside of the gas compliance £1m budget, Council also approved the allocation of £200k per annum to the Catering Capital baseline for new furniture and equipment crucial for high school development and aiding business retention in a competitive market.
- 2.9 A 2 year detailed programme of work funded from the Catering Service annual baseline budget is shown is outlined below:

Kitchen – Ceilings, floors, tabling, décor electrical work, dish washers sterilising units	£75k
Branding – New counters full rebrand highs	£100k
Health and safety work – storage, fire shutters	£50k
Furniture – tables, chairs, replacement programme	100k
Till/ biometrics upgrades	£75k
Total	£400k

- 2.10 Where appropriate, the Catering service works together with Corporate Landlord to co-ordinate with any condition works being undertaken within a school.

(c) Financial Delegations

- 2.11 In order to aid the implementation of the Catering compliance essential works programme, and the Catering capital finance for new furniture Members are requested to delegate authority in accordance with the Council’s Financial Procedure Rules 3.14 dated June 2018, to the Service Director - Commercial, Regulatory and Operational Services, to manage the implementation of the identified works within the respective agreed total programme budget.
- 2.12 Delegated powers would include the authority to:

- add new urgent projects to the programme without prior Cabinet approval providing that the total cost of the programme remains within the approved capital allocation set by Council.
- slip or delete projects during the course of the financial year to enable the effective management of the programme concerned.

2.13 All virements, additions and deletions will be reported retrospectively to Cabinet in accordance with Financial Procedure Rules 3.16.

3. Implications for the Council

3.1 Early Intervention and Prevention (EIP)

No impact.

3.2 Economic Resilience (ER)

No impact.

3.3 Improving Outcomes for Children

General improvements in the condition of school kitchens will have a positive impact in that it will contribute to a safe environment for all pupils and staff. The school food plan puts great emphasis on a healthy balanced meal and improving the social element of dining as an integral part of the school day in supporting social skills and academic achievement. The modernisation of dining room will enhance the offer encouraging the maximisation of school meal uptake and business retention.

3.4 Reducing demand of services

No impact.

3.5 Financial implications

The capital investment outlined in this report of £1m for the gas compliance essential works 5 year programme is funded from prudential borrowing. The revenue cost of financing this level of borrowing is £63k per annum for 20 years and is self-funded by the services revenue income. The Catering Service baseline 2 year programme is also funded from prudential borrowing at a revenue financing cost of £25,200 per annum for 20 years schools pay this back as an additional charge to their catering contract.

4. Consultees and their opinions

4.1 Property services KNH – have recommended the programme of work as a statutory requirement for gas in that there should be a programme of improvement, however have confirmed all systems are controlled to mitigate potential risks and are in accordance with legislation.

Schools value the opportunity to invest in their kitchens and dining rooms through the school meal revenue stream.

Corporate landlord – have been fully involved and have endorsed the programme of work.

5. Next steps

- 5.1 Subject to approval of the proposed programmes, officers from the Catering Service will work with Technical Officers in PRP to ensure the Capital Plan the projects concerned are developed, designed, procured and implemented.

6. Officer recommendations and reasons

- 6.1 Members are requested to:

- (a) consider and approve the proposed programmes of works outlined in this report and Appendix A as per the capital allocation approved at Council on 14th February 2018 including the 5 year £1m budget to bring school kitchen gas installations up to current compliance standards as well as the 2 year investment programme .
- (b) consider and approve the proposed delegated powers as outlined in paragraphs 2.11 to 2.13 of this report to manage both of the programmes.

7. Cabinet portfolio holder recommendation

- 7.1 **Cllr Graham Turner** - has endorsed the proposal as a positive measure to support Health and Safety measures and the links to fire safety and the future development of school meal services to support meal uptake and business retention.

Cllr Musarrat Khan - confirmed that she approved of the move from revenue to capital spend to allow the programme of work to be undertaken.

8. Contact officer

Jenny Frear - Schools Facilities Manager – Commercial Services
Tel: 01484 221000
Email: jenny.frear@kirklees.gov.uk

Phil Deighton - Head of Commercial Services
Tel: 01484 221000
Email: phil.deighton@kirklees.gov.uk

9. Background Papers and History of Decisions

Council 14th February 2018: 5 Year Capital Plan

10. Service Director responsible

Joanne Bartholomew - Service Director - Commercial, Regulatory and Operational Services
Tel: 01484 221000

Email: joanne.bartholomew@kirklees.gov.uk

11. Private Attachments

Appendix A – 5 Year Compliance Essential Works - Detailed list of proposed works

11 June 2018	Kitchen Condition Information																			
Premise	Type	Kirklees Catering Contract	Kitchen Type	Date of Last Gas Inspection	Recent Gas Certificate Score	Gas System				Ventilation				Notes/Comments	Suggested Priority				Additional information	
						Manual ECV Accessible	Manual ECV Correct Type & Handle	Gas Flexes Correct	All Burners Supervised	Canopy Present	Canopy Sized Correctly	Gas Proving & Vent Interlock	CO2 Monitor Installed		1	2	3	4		
Ashbrow School (I & N Building)		Yes	Gas	26/02/18	3	Yes	Yes	No	No	No	No	No	No	Old extract fan currently installed	2					
Ashbrow School (Junior Building)		Yes	Gas	28/03/18	3	Yes	No	No	No	No	No	No	No	Old extract fan currently installed	2					
Battleyford CE (VC) Primary School		Yes	Gas	15/09/16	1	No	No	Yes	Yes	Yes	Yes	Yes	No	No ECV apparent in kitchen area	4					New kitchen
Berry Brow I & N School		Yes	Gas	11/08/17	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Grease filters require cleaning	4					
Birkby I & N School		Yes	Gas	10/10/17	2	No	Yes	Yes	No	Yes	Yes	Yes	No	ECV to reposition	3					New System 2014
Birkenshaw CE (VC) Primary School (Southcroft Block)		Yes	Gas	23/01/18	2	Yes	Yes	Yes	No	Yes	No	Yes	No	Undersized Canopy	3					
Brockholes CE (VC) J & I School		Yes	Gas	12/10/17	3	Yes	No	No	Yes	No	No	No	Yes	No handle on ECV & old extract fan	2					Partially complete
Bywell CE (C) Junior School		Yes	Gas	27/02/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4					
Carlton J & I School		Yes	Gas	28/02/18	3	Yes	No	No	No	Yes	No	No	No	Unsupervised burners	2					
Clough Head J & I School		Yes	Gas	23/04/18	2	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Extract canopy undersized	3					Partial complete
Crossley Fields J & I School		Yes	Gas	10/11/17	3	Yes	Yes	No	No	Yes	Yes	No	No	Junior site only	2					Infant site no gas - Junior site partially complete
Crow Lane Primary and Foundation Stage School		Yes	Gas	08/12/16	2	No	No	No	Yes	Yes	No	Yes	No	Incorrect ECV & undersized canopy	3					
Crowlees CE (VC) J & I School		Yes	Gas	19/03/18	3	Yes	Yes	No	Yes	Yes	No	Yes	Yes	New canopy system required & gas flexes??	2					Partially complete
Dalton School		Yes	Gas	01/09/17	2	Yes	Yes	No	Yes	Yes	Yes	No	No	Appliance flexes & gas interlock required	3					Partially complete
Denby Dale First & Nursery School		Yes	Gas	12/02/18	3	Yes	Yes	Yes	No	Yes	No	Yes	No	Canopy now listed as undersized??	2					
East Bierley CE (VC) Primary School		Yes	Gas	22/01/18	2	Yes	Yes	Yes	No	Yes	Yes	No	No	Gas interlock system required	3					
Eastborough J I & N School		Yes	Gas	28/02/18	3	Yes	Yes	No	Yes	Yes	No	No	No	No fan/gas interlock	2					
Fixby J & I School		Yes	Gas	05/10/17	2	No	Yes	Yes	Yes	Yes	Yes	Yes	No	ECV to reposition	3					
Flockton CE (VC) First		Yes	Gas	24/11/17	3	Yes	Yes	No	No	Yes	Yes	No	No	Unsupervised burners	2					Due to be partially completed over summer 2018
Gomersal Primary School (Site of old Gomersal Middle)		Yes	Gas	16/03/18	3	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Installation of canopy required	2					Partially complete
Grange Moor Primary School		Yes	Gas	13/02/18	3	Yes	No	No	Yes	Yes	Yes	No	No	No fan/gas interlock	2					Partially complete
Headfield CE (VC) Junior School		Yes	Gas	15/01/18	2	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Extract canopy undersized	3					
Heckmondwike Primary School (Formerly Cawley Lane J I & N)		Yes	Gas	30/11/17	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4					
High Bank Junior, Infant and Nursery School		Yes	Gas		-															
Highburton CE (VC) First School		Yes	Gas	11/10/17	4	Yes	Yes	No	No	No	No	No	No	Unsupervised burners & old extract fan	1					Partially complete
Hillside Primary School		Yes	Gas	12/01/18	1	No	Yes	Yes	Yes	Yes	No	Yes	No		4					
Hinchliffe Mill J & I School		Yes	Gas	10/02/17	3	Yes	Yes	No	No	Yes	No	No	No	Unsupervised burners	2					
Holmfirth J I & N School		Yes	Gas	07/02/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Grease filters require cleaning	4					Complete
Honley CE (VC) Junior School		Yes	Gas	06/06/18	4	Yes	Yes	No	No	No	No	No	Yes	Unsupervised burners & old extract fan	1					Partially complete
Hopton Primary School		Yes	Gas	27/09/17	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4					
Hyrstmount Junior School		Yes	Gas	20/09/17	3	Yes	Yes	No	Yes	No	No	No	No	Old extract fan currently installed	2					
Kaye's F & N School		Yes	Gas	04/12/17	3	Yes	Yes	No	No	Yes	Yes	No	No	Gas interlock system required	2					Partially complete
Kirkheaton Primary School		Yes	Gas	01/11/17	3	Yes	Yes	No	No	Yes	Yes	No	No	Gas interlock system required	2					
Kirkroyds Infant School		Yes	Gas	19/09/17	4	Yes	Yes	No	No	No	No	No	No	Unsupervised burners & old extract fan	1					Partially complete
Lepton CE (VC) J I & N School		Yes	Gas	01/09/17	3	Yes	Yes	Yes	Yes	No	No	No	No	Canopy & interlock systems required	2					Partially complete
Lowerhouses CE (VC) J I & Early Years School		Yes	Gas	04/06/18	4	Yes	Yes	Yes	Yes	No	No	No	Yes	CO2 regularly in excess of 2000ppm	1					Partially complete
Lydgate J & I School		Yes	Gas	06/10/17	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4					
Manorfield I & N School		Yes	Gas	19/10/17	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Full refurbishment summer 2017	4					
Meltham Moor Primary School		Yes	Gas	07/03/18	3	Yes	Yes	Yes	No	No	No	Yes	No	Old extract fan currently installed	2					Partially complete
Mill Lane Primary School		Yes	Gas	25/11/16	3	No	No	No	No	Yes	Yes	No	No	Some pipework in poor condition	2					
Moldgreen Community Primary School		Yes	Gas	05/01/18	2	No	Yes	Yes	Yes	Yes	No	Yes	No	Grease filters require cleaning	3					
Moorlands Primary School		Yes	Gas	14/02/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4					
Mount Pleasant Primary School		Yes	Gas	05/03/18	1	No	No	Yes	Yes	Yes	No	Yes	No	New building as of September 2017	4					New Build 2017
Netherthong Primary School		Yes	Gas	16/02/18	3	Yes	Yes	No	Yes	Yes	No	No	No	Gas interlock system required	2					
Netherton I & N School		Yes	Gas	21/03/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Grease filters require cleaning	4					
Newsome Junior School		Yes	Gas	21/12/17	3	No	No	No	No	No	No	No	No	Borderline of being a condition rating 4	2					
Nields J I & N School		Yes	Gas	07/06/18	4	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Upgrade of canopy required	2					Partially complete
Norristhorpe J & I School		Yes	Gas	04/01/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CO2 notice to remove?	4					
Old Bank J I & N School		Yes	Gas	26/02/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Full upgrade undertaken Feb 2018	4					Complete
Paddock J I & N School		Yes	Gas	22/01/18	3	Yes	Yes	Yes	No	Yes	No	No	No	Undersized canopy & no interlock system	2					
Pentland I & N School		Yes	Gas	05/12/16	4	No	Yes	Yes	No	No	No	No	No	Unsupervised burners & old extract fan	1					
Purlwell I & N School		Yes	Gas	18/10/17	3	Yes	No	No	No	Yes	No	No	No	Unsupervised burners & old extract fan	2					
Ravensthorpe CE (VC) Junior School		Yes	Gas	09/11/17	2	No	Yes	Yes	No	Yes	Yes	Yes	No	Inaccessible ECV & unsupervised burners	3					
Reinwood Primary School		Yes	Gas	30/11/17	3	Yes	Yes	No	No	Yes	Yes	No	No	Listed for full refurbishment	2					New kitchen 2018
Roberttown CE (VC) J & I School		Yes	Gas	17/01/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		4					Complete
Rowley Lane J I & N School		Yes	Gas	12/02/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4					
Savile Town CE (VC) I & N		Yes	Gas	29/09/17	3	Yes	No	No	Yes	No	No	No	No	Old extract fan currently installed	2					
Scholes (Holmfirth) J & I School		Yes	Gas	26/01/18	3	Yes	Yes	No	Yes	Yes	No	No	No	Gas interlock system required	2					
Shaw Cross I & N School		Yes	Gas		-															
Shepley First School		Yes	Gas	04/07/17	1	No	Yes	Yes	Yes	Yes	Yes	Yes	No	ECV to reposition	4					
Slaitheite CE (VC) J & I School		Yes	Gas	22/12/17	3	Yes	Yes	Yes	No	No	No	No	No	Canopy & interlock systems required	2					
Speke Valley High School		Yes	Gas	24/10/17	3	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Rated condition of 3 seems high	3					
Spring Grove J I & N School		Yes	Gas	23/01/18	2	No	Yes	Yes	Yes	Yes	Yes	Yes	No	ECV to reposition	3					

Premise	Type	Kirklees Catering Contract	Kitchen Type	Date of Last Gas Inspection	Recent Gas Certificate Score	Gas System				Ventilation				Notes/Comments	Suggested Priority	Additional information
						Yes	Yes	No	No	Yes	No	No	No			
Staincliffe CE (VC) Junior School		Yes	Gas	08/06/18	3	Yes	Yes	No	No	Yes	No	No	No	Undersized canopy & no interlock system	2	
St Thomas CE (VC) Primary School		Yes	Gas	17/10/17	3	Yes	Yes	No	No	No	No	No	No	Canopy & interlock systems required	2	
Thornhill Lees CE (VC) I & N School		Yes	Gas	05/09/16	3	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Upgrade required to canopy	2	Complete
Upperthong J & I School		Yes	Gas	15/12/17	3	Yes	Yes	No	No	Yes	Yes	No	No	Fire alarm on full load & Gas interlock required	2	Partially complete
Warwick Road Primary School		Yes	Gas	29/03/18	3	Yes	Yes	No	Yes	Yes	No	No	No	Gas interlock system required	2	
Wellhouse J & I School		Yes	Gas	09/02/18	4	Yes	Yes	No	No	No	No	No	No	Canopy & interlock systems required	1	
Westmoor Primary School - Lower Site Nursery to Yr 4 (Church Ln)		Yes	Gas	06/03/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4	
Whitechapel Church of England Primary School		Yes	Gas	17/01/18	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Grease filters require cleaning	4	
Wilberlee J & I School		Yes	Gas		-											No gas
Windmill C of E Primary School (Former Brownhill Infants)		Yes	Gas		-											No comments gas
Windmill C of E Primary School (Former St. Saviour's Building)		Yes	Gas	07/08/17	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No		4	
Woodley School & College		Yes	Gas	03/01/18	1	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No ECV apparent in kitchen area	4	
Wooldale Junior		Yes	Gas	07/12/17	3	Yes	Yes	Yes	No	No	No	No	No	Canopy & interlock systems required	2	

Name of meeting: Cabinet

Date: 29th August 2018

Title of report: Kirklees Housing Strategy 2018 – 2023

Purpose of report: To seek approval from Cabinet to the draft Housing Strategy 2018 - 2023

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes. The Housing Strategy is applicable across all wards in Kirklees
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports?)	Yes
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by Strategic <u>Director</u> & name	Karl Battersby - 15.08.2018
Is it also signed off by the Acting Service Director - Finance, IT and Transactional Services?	Eamonn Croston – 17.08.2018
Is it also signed off by the Service Director for Legal, Governance and Commissioning?	Julie Muscroft – 17.08.2018
Cabinet member portfolio	Cllr Cathy Scott - Adults and Independence

Electoral wards affected: All

Ward councillors consulted: None

Public or private: Public

1. Summary

- 1.1 The draft Housing Strategy 2018 – 2023 has been developed over recent months and has been shaped and influenced by a wide range of internal and external stakeholders.
- 1.2 The strategy sets out the Council's key issues, challenges, and ambitions for housing and housing services in Kirklees over the next 5 years and supports the key Kirklees outcomes.
- 1.3 The strategy focusses on three priorities. These are, addressing housing need, improving housing quality and enabling housing growth. The draft strategy is attached to this report.
- 1.4 A high level Year One Action Plan has been developed which prioritises actions and identifies the outcomes to be achieved. The action plan forms part of the Housing Strategy.

2. Information required to take a decision

- 2.1 The Council's previous Housing Strategy expired in 2017. Whilst it is not a statutory obligation for the Council to have a housing strategy, clearly it is crucial that the strategic plans for how the Council will continue to address housing need for Kirklees district and its residents are set out.
- 2.2 The strategy describes the overarching ambition for housing in Kirklees;
- "Kirklees offers a greater range of good quality mixed tenure housing, where people live in suitable, warm, safe and affordable homes in attractive and prosperous places throughout their lives".*
- 2.3 The strategy sets out under each priority of the housing strategy what we and our partners will do in addressing the challenges and enabling our ambitions to be realised.
- 2.4 The progress made in meeting our priorities will be monitored and measured via the Action Plan. This will be reviewed on an annual basis throughout the period covered by the strategy. Outcomes from this review process will drive revisions to both the strategy and action plan, as necessary.

3. Implications for the Council

3.1 Early Intervention and Prevention (EIP)

There are positive implications through the housing strategy's focus on supporting people's overall health and wellbeing and enabling people to live more independently, for longer, in a suitable home of their own.

3.2 Economic Resilience (ER)

The housing strategy has a clear focus on enabling economic growth and resilience, through the strategic ambition for the delivery of new homes and longer term housing supply. The economic impact of new housing development generates direct employment, supply chain benefits and training initiatives for local people, delivering economic resilience at both an individual and wider Place based level.

3.3 Improving Outcomes for Children

There are positive implications for children and young people in improving the quality standards of housing that families live in, and for vulnerable young people who need specialist and supported accommodation in order to achieve and maintain settled and successful independent living.

3.4 Reducing demand of services

The housing strategy is focussed on enabling people to access and maintain a settled, secure, affordable and good quality home that supports their independence and life chances. Doing so reduces people's reliance on services and increases their ability to do and achieve more for themselves.

3.5 Legal/Financial or Human Resources

There are no direct legal/financial or human resources implications arising from the housing strategy.

In line with the requirements of the Public Sector Equality Duty (PSED), an Equality Impact Assessment (EIA) has been carried out and published. It is clear that the Strategy has been drafted to reduce inequality and in doing so to promote and discharge the PSED. The strategy for example recognises the need to take steps to meet the needs of those with protected characteristics (e.g. older people and disabled people including those with learning disabilities) and also the need to take steps to meet the needs of others who may not have protected characteristics (such as ex- offenders, people with drug and / or alcohol dependencies and others who are generally described as being “socially excluded”) but who face prejudice when it comes to housing

4. Consultees and their opinions

Wide engagement has taken place in developing and shaping the housing strategy. This includes engagement with internal council services, colleagues from Health and the Clinical Commissioning Groups, Public Health, Housing Associations and developers, Kirklees Neighbourhood Housing (KNH), specialist and supported housing forums including the Kirklees Preventing Homelessness forum, and other voluntary sector groups representing vulnerable groups.

A number of discussions have been held with the Economy and Neighbourhoods Scrutiny Panel during 2017 /18, around housing issues and the emerging Housing Strategy.

5. Next steps

Following Cabinet approval, the Housing Strategy will go forward to a meeting of full Council for formal adoption. Prior to this, officers will work with Comms colleagues to prepare a finalised document.

The strategy will be publicly available via the Council’s website following presentation to Council.

6. Officer recommendations and reasons

It is recommended that Cabinet note and approve the draft Housing Strategy and refer to Council for discussion and approval in September

7. Cabinet portfolio holder’s recommendations

The portfolio holder, Councillor Cathy Scott agrees with the approach outlined above in officer recommendations.

8. Contact officer

Karen Oates - Commissioning Manager (access to housing)
karen.oates@kirklees.gov.uk
(014840 221000)

9. Background Papers and History of Decisions

Draft Housing Strategy 2018 - 2023

10. Service Director responsible

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(01484) 221000

Kirklees Housing Strategy 2018-2023

(draft)

Table of contents

	Page
1. Foreword	2
2. Our Housing Vision	2
3. Summary	4
4. Introduction	6
5. Strategic Context	8 - 14
National and Regional	
Local	
Key challenges	
6. Priority outcomes:	
Housing Need	16 - 22
Housing Quality	23 - 26
Housing Growth	27 - 32
7. Delivery, monitoring and review	32
8. Engagement	32 - 33
9. Action Plan	34 - 38

1. Foreword

Our Housing Ambition

‘Kirklees offers a greater range of good quality mixed tenure housing, where people live in suitable, warm, safe and affordable homes in attractive and prosperous places throughout their lives.’

The Kirklees Housing Strategy sets out our shared vision for housing, housing services in Kirklees and for the people who live here. It focuses on the priorities of Kirklees Council, our partners and stakeholders and our residents to enhance people’s lives and invest to strengthen our communities.

Access to a good home is vitally important to people’s lives. It is important for people’s start in life, ongoing health and well-being, economic prosperity, security and to foster aspirations. Housing underpins our vision for Kirklees to be a district which combines a strong, sustainable economy with a great quality of life – leading to thriving communities, growing businesses, high prosperity and low inequality where people enjoy better health throughout their lives.

Delivering our strategy will not be easy and requires help and support from our wide-range of partners. It recognises that if we are to achieve our ambitions and outcomes we need the support, input and resources of a wide cross section of partners. This is reflected in the approach we have taken in the shaping of the vision, strategy and development of the action plan.

Cllr Cathy Scott
Portfolio holder, Adults and Independence

2. Our Housing Vision

Our housing strategy covers the period 2018 to 2023. It sets out our shared vision for housing, and housing services in Kirklees, and for the people who live here. It focuses on the priorities of Kirklees Council, our partners and stakeholders, and our residents. It underpins

the vision that the Council has for Kirklees, for a district with a strong sustainable economy and a great quality of life, where our communities thrive, business is growing and where people enjoy better prosperity, reduced inequalities and better health throughout their lives.

The strategy sets out the pivotal role of good housing in enabling and supporting people's health and wellbeing and helping them to aspire to, and achieve happy and successful lives. It focuses on outcomes, and making a difference, for example for vulnerable groups, of all ages – older people and also young households, and young adults leaving care and transitioning into independent living. Preventing homelessness, and enabling people to access and sustain a suitable and settled home is a key theme.

Our strategy takes a collaborative and enabling approach. It recognises that if we are to achieve our ambitions and outcomes we need the support, input and resources of a wide cross section of partners. This is reflected in the approach we have taken in the shaping of the strategy, and development of the action plan.

Kirklees is open for business. Our strategy highlights the importance of delivering more, better and affordable homes, at pace; it provides an opportunity to focus interventions and catalyse development, and makes clear that our ambitions are for housing growth and the boost this brings to our local economy. Equally we want to ensure not just an increase in the numbers of homes but supply of the right mix and type of homes, and homes that are affordable, of a high quality, supported by good infrastructure and support to the individual where this is needed.

We have considered a wide range of evidence and looked at the challenges that we will address, working with key partners. From this, we have developed three themes which will be our priorities as we move forward with implementation. These are;

Housing Need, Housing Quality, Housing Growth

In partnership, we will work together to address the challenges identified in the strategy to drive forward our ambitions, realise our vision and deliver the priorities for housing that will make a difference for Kirklees residents.

Our partners include colleagues from across the Council and Health, Clinical Commissioning Groups (CCG's) KNH Kirklees Neighbourhood Housing (KNH) and Pinnacle PSG, housing developers and investors, Housing Associations, private landlords, the third sector and our housing forums.

The strategy will be supported by further specialist housing delivery plans such as for older people, people with physical disabilities, learning disabilities or mental health issues. The Housing Growth Delivery Plan sets out a range of interventions to support housing and associated regeneration schemes which contribute to sustainable growth in Kirklees, and is a key document which sits alongside this strategy.

Our partners will shape the Housing Strategy Action Plan. This is a live document and will be reviewed on an annual basis to ensure we are on track with delivering our priorities. Where changes in direction are needed, the Action Plan will be amended to reflect this.

3. Summary

Kirklees's Housing Strategy for 2018 – 2023 sets out the key housing issues that the Council and its partners will address, recognising the opportunities as well as the challenges. The strategy supports and complements the Local Plan which is currently reaching the end of the examination process. It is also a key contributor to the ambitions and outcomes set out in the Joint Health and Wellbeing Strategy and the Economic Strategy, and underlines how good, secure and affordable housing in attractive and inclusive communities, underpin the overarching partnership outcomes we want to see for Kirklees, and the people who live and work here.

The key issues addressed in the strategy are summarised here:

- **Housing demand outstrips supply**
- **Home ownership is out of reach for many households**
- **Demographic changes and needs of vulnerable groups for more specialist / supported housing**
- **Increasing numbers of people becoming homeless**
- **Higher than average energy inefficient homes and levels of fuel poverty**
- **Responding to Grenfell**
- **Responding to the need to improve substandard homes and tenancy management in the private rented sector**

In response, our three priorities for housing in Kirklees are;

- To meet the **housing need** of vulnerable people
- To improve **housing quality** and make the best use of existing housing
- To enable **housing growth** and the long term supply of market and affordable housing

Housing growth is a challenge across all tenures and provision types. 1,730 new homes are needed every year between 2013 and 2031, with an annual net imbalance of 1,049 affordable homes over the next five years. Market housing is out of reach for many. There is a commitment by the Council to enable and facilitate the delivery of 10,000 new homes by 2023, maximising the use of council owned land to provide 1,000 of those new homes. This ambition and desire to move forward at pace, will only be achieved through innovative and creative change, including new and modern construction methods and new funding sources.

The strategy identifies the need to increase supply of more specialist and supported housing for older and other vulnerable groups of people, alongside support to enable them to continue or achieve successful and independent lives in a safe and suitable home. Population is growing in Kirklees and for people aged 65 plus the projected increase is nearly 40% by 2031, so we need to ensure a sufficiency of the type of homes that people want and need as their circumstances change.

Around 12,000 people are registered for social housing in Kirklees, and the impact of welfare benefit changes suggests these numbers will rise. Homelessness is increasing and the implementation of the Homelessness Reduction Act, whilst not widening the groups of people for whom the Council has statutory duties to accommodate, will impact on the way we work with people in housing need.

The quality of housing across existing and new build development including the quality of management practices in the social and private rented sectors is a focus, and we outline our intention to develop an overarching Kirklees Quality Standard framework to drive up conditions and management practice across both social housing and the private rented sector, where this is necessary. We will work closely with our partners such as KNH and Pinnacle PSG to improve council managed homes and estates, with private sector landlords, and developers; this strengthened approach to new, and more, partnership arrangements and innovative practices is a theme which runs throughout the strategy.

The strategy sets out what the Council and KNH are already doing to ensure standards are met to assure the health and safety of tenants, and the additional work undertaken following the Grenfell fire. There will be more to do, and we await the outcome of the independent enquiry.

Having reviewed the challenges that face us in achieving the vision for housing and the places where people live in Kirklees, we also capture the benefits and opportunities that are available. The positioning of Kirklees, close and easily accessible to the major cities of Leeds and Manchester through the rail and motorway network is a real strength for growing homes and jobs and attracting wealth into the district. The North Kirklees Growth Zone programme is ambitious and transformational, offering major investment of £1.9 billion.

In partnership, we have developed our first year Action Plan to establish how we intend to bring about the outcomes we want for Kirklees that will address housing need, quality and growth. The Action Plan will undergo a review process as we come to the end of the first year, and we will set out refreshed plans that are updated annually for the life of the strategy.

4. Introduction

Kirklees is right in the heart of Yorkshire, playing our part in generating futures, fortunes and opportunities for our communities and the businesses of the north.

Our strength has always been our ability to change, adapt and innovate, and our capacity to develop and innovate.

We make things here – and continuing to grow and develop our manufacturing and engineering expertise, our businesses have made wealth, not only for themselves but for all skilled people who work for them and an increasing network of smaller businesses which have evolved to supply them.

Above all, this is a truly great place to live – over 70% of our area is rural with rolling hills and moorland on the doorstep of the Peak District and less than 45 minute commute to Leeds, Sheffield and Manchester.

Corporate Vision, shared outcomes and housing priority outcomes

Kirklees Council has a shared vision to create a district which combines a strong sustainable economy with a great quality of life – leading to thriving communities, growing businesses, high prosperity and low inequality where people enjoy better health throughout their lives.

Housing contributes to a number of the Council's and its partners' shared outcomes, especially around improving people's health and wellbeing, the quality of the places where they live and strengthening people's sense of economic confidence.

The housing strategy reflects these, and the achievement of our priorities feed into the difference to people's lives that together, we seek to achieve.

The seven Kirklees outcomes that this strategy supports are shown below.



5. Strategic Context

The Housing Strategy for Kirklees reflects our ambition for people and place across the district but it doesn't stand in isolation. People in Kirklees want, and need, good quality places to live, no matter where in the district they live. And, where support is needed, this must be available, accessible and appropriate to meet their needs.

Housing is crucially important to the economy and the wellbeing of our communities. Housing growth is central to creating sustainable economic growth. It provides employment opportunities including apprenticeships and scope for the upskilling of individuals, communities and business. Good, quality housing provides people in Kirklees the opportunity to live in inclusive and cohesive communities, to maximise their physical and mental health, to feel safe and protected from harm, and offers people a spring board for their ambitions and aspirations.

This strategy is a crucially important document which supports the priorities and actions identified in our two key strategic pillars; the Kirklees Economic Strategy and the Joint Health and Well Being Strategy.

There are a number of linked policies and plans with outcomes which this strategy helps to deliver. These include the Housing Growth Delivery Plan for Kirklees, the Kirklees Preventing Homelessness Strategy and the Housing Allocations Policy for Kirklees.

5.1 National Context

From a national perspective, the government's focus remains on boosting the overall supply of housing as set out in the White Paper, "Fixing Our Broken Housing Market" published in 2017. It identifies the slow pace of development and the housing market structure inhibiting building at scale and seeks to enable faster development, market diversification and innovative construction methods.

Following from the White Paper, a series of measures to reform Planning further were announced in the Autumn Budget 2017. They include intervention where there is a failure to progress Local Plans and an expectation for local authorities to bring forward 20 per cent of their housing supply as small sites.

The public enquiries into the Grenfell tower fire will impact on the ways in which all local authorities and partners who provide social housing and companies who are planning or undertaking development ensure the ongoing safety of their tenants and residents. Legislative changes are likely to be significant and have financial implication across the whole housing sector, however we

are already working hard with partners to ensure our response is swift and able to cope with changes in order to keep our residents as safe as possible.

5.2 Regional Context

Kirklees is part of the Leeds City Region (LCR) which covers a large and diverse geographical area, and yet functions as a coherent economic unit in which the great majority of residents both live and work. It is at the heart of the economy in the north of England and the biggest economy outside London, worth over £62 billion and generating 5% of England's output.

In April 2017 the West Yorkshire Combined Authority approved the Leeds City Region Housing Policy Position Statement which set out an ambition to invest in housing and regeneration to maximise the City Region's economic growth potential and deliver balanced 'good' housing growth across all tenures, age ranges and price ranges.

In order to emphasise and enable a more focused approach to housing, the Combined Authority have been working with partners to develop a document setting out a housing vision for the Leeds City Region. The vision sets out the collective aims, ambitions and principles for creating good places to live in the Leeds City Region, namely;

- Building inclusive neighbourhoods for towns and cities of the future
- Connecting communities, spreading prosperity, extending opportunity
- People centred growth, clean, high quality development approach
- 13,000 new homes to be delivered to support economic growth

It is a high level document which is part of a package of plans comprising of the Housing Policy Position Statement and Leeds City Region Strategic Sites Pipeline.

Work is ongoing to develop a further document, the Leeds City Region Housing Delivery Prospectus which will reflect public sector investment including Housing Infrastructure Fund investment across the City Region and potential gaps in resource required to accelerate or ensure delivery momentum can be improved in some areas and maintained in others.

This housing strategy firmly aligns with the region's priorities and we will continue to work collaboratively with partners nationally and across the City Region to get the best outcomes for our communities.

5.3 Local Context - Kirklees

Kirklees is situated in the very heart of Yorkshire, with a diverse set of communities, each with different histories, capacities (assets) and needs. It is a district without a single urban core, in comparison to other local authorities such as Leeds. It's a district of great geographic and cultural variety. Equally, the Kirklees Housing Market is diverse in terms of availability, type and tenure of stock and affordability. Whilst the delivery of new homes is not at the levels we need, construction activity in affordable housing represents around £9 to 10 m of investment, based on typical construction costs. This level of investment is also important in securing construction jobs; the Government estimates that this level of investment would secure up to 120 jobs¹

Dewsbury is the principal town in north Kirklees, with good rail links to Leeds, and road access to Bradford and Wakefield. Dewsbury is dominated by its manufacturing and its industrial and architectural heritage. It has a diverse cultural and population mix. It has a retail centre in need of investment, repurposing, requiring sustainable longer term growth. It also has pockets of poor housing market growth, deprivation and poor environment.

With nearby Batley, Dewsbury's place in the North Kirklees Growth Zone – the biggest transformation project outside Leeds in the City Region - will help its longer term growth and economic and social recovery.

Huddersfield dominates the south of Kirklees, with innovative textile and engineering industries, and heritage, and a retail offer. It is also consolidating its role as a university town. Huddersfield serves the more rural Colne, Holme, and Dearne valleys, and settlements such as Marsden, Meltham, Holmfirth and Denby Dale. Parts of the Colne and Home valleys lie within the Peak District National Park.

Connectivity by rail in Kirklees is a relative strength; Leeds can be reached from Dewsbury and Huddersfield within 20 minutes. The M62 provides good regional interconnectivity meaning our major centres are well connected and lie at the heart of the Leeds City Region. This connectivity offers real opportunity in linking business and the local workforce with the wider city region and we recognise the scope this brings to the quality of place, and the communities that people live in, which is equally as important a consideration as the quality of individual homes.

¹ Laying the Foundations: A Housing Strategy for England, 2011

5.4 The key challenges we face

Demographics and housing supply

Population growth, along with changes in housing demand are forecast to drive overall demand for housing. It is estimated² there will be 186,000 households in Kirklees in 2019, increasing to 193,000 by 2024, an increase of 9% on 2014.

There are a total of 182,559 dwellings across Kirklees but there is an undersupply of new homes and we don't have enough of the type, range and numbers of homes that we need.

The Kirklees Strategic Housing Market Assessment (SHMA) 2016 identified a need for 1,730 new homes, every year, between 2013 and 2031, with an annual net imbalance of 1,049 affordable homes over the next five years. New home completions in 2017/18 are expected to be below the anticipated annual growth in household numbers.³

A breakdown of Kirklees's household forecasts show a prominence of new, small households. The most significant increases by 2039 are forecast for:

Single person households, increasing from 54,000 to 65,000

Households with dependent children, increasing from 54,000 to 60,000

Couple, no other adult, increasing from 46,000 to 56,000

Couple, one or more adult child, increasing from 13,000 to 15,000

The district has a weak supply of new housing and there are often high land value and profit expectations, which makes accelerating supply difficult. It is made harder by attractive countryside and development restraint policies, and pockets of high prices, and a weaker market and poor supply in parts of the north.

Affordability

Affordability is an issue, particularly for younger households and households on low incomes but also, more intermediate incomes. The average (mean) house price for the period April – June 2017 was £ 166,728⁴, a difference of £13,700 for the same period in 2007 when

² Kirklees Factsheets 2017

³ Figures for 2017/18 not available at time of writing.

⁴ HM Land Registry, price paid data

the average house price in Kirklees was £153, 028. The average (mean) gross household income in Kirklees is £36, 010, with a median of £28,802. However there are marked variations in the district, with this figure dropping to just over £26, 000 in some areas.⁵

Housing costs are also an issue for people who are privately renting with the average private sector rent in Kirklees for 2016 – 17 at around £516 per calendar month. Demand for homes in the private rented sector is seen as being driven by students; young people who cannot afford to buy a property; and low income households, including single parents. The expansion of the private sector means that it also provides short term accommodation for middle- and higher-income households moving into the area.⁶

⁷ Rents are rising, and in April 2016 the government imposed a 4 year “freeze” on Local Housing Allowance levels, the housing benefit that is paid to people who live in the private rented sector.

These overall figures mask significant variations in costs, across all areas in Kirklees. It is this challenge of inequality, and people’s ability to access a decent home irrespective of their economic circumstances, their stage of life and where they live, or aspire to live, that this strategy aims to address.

Because Kirklees does not have major single tenure estates and wider regeneration problems, its challenges and issues tend to be more of an individual nature at the local level, with wide income variations and sub-district housing markets.

Homelessness

There is a national rise in the numbers of people being recorded as homeless, with numbers increasing steadily. This trend is reflected across all regions, including in Kirklees.

In 2016/17, the Council accepted a statutory duty to 462 homeless households in priority housing need, an increase of 14% on figures for the previous year, and 35% increase since 2013/14. However, these figures are probably “the tip of the iceberg” as not all households who have a housing need will meet the thresholds for the statutory duty to be triggered, and “hidden households” who are staying with friends and family, may not contact us.

There are around 12,000 people currently registered for social housing in Kirklees. We anticipate more people in housing need will contact our services for help and support with additional pressures on people’s housing costs, as a result of ongoing benefit changes.

⁵ CACI Paycheck Model 2017

⁶ Kirklees Strategic Housing Market Assessment 2016

⁷ Valuation Office Agency

Following the implementation of the Homelessness Reduction Act⁸, we have new statutory duties to work with a wider group of people who approach us with a housing need and to work more intensively with them. This includes for example, jointly developing and agreeing to a personal housing action plan with individuals, to support people in achieving a successful and sustainable resolution to their housing need. This represents a positive improvement from previous duties where less vulnerable people (mainly single or couples without children) may have received less support and provided with advice rather than meaningful assistance.

The Council's Preventing Homelessness Strategy is being updated and will set out a revised approach to homelessness prevention in Kirklees.

Improving Standards

We will drive up and improve the standards of homes and management practices in the private rented sector. Legislative changes as set out in the Housing and Planning Act 2016 mean that the Council has new responsibilities, for example with regards to rogue landlords and licensing for houses of multiple occupation, and ensuring that private rented properties meet the revised standards around energy performance and room sizes.

17% of homes in Kirklees are privately rented; the evidence shows that within this sector, over 6,600 homes are affected by property issues which present the most serious risk to the health and safety of the property's occupants (*source: BRE 2016*). Examples of this include the risks of people having trips and falls within their home.

Although there has been a very modest decrease in fuel poverty⁹ this remains a significant challenge for a large number of people in Kirklees. Fuel poverty levels in Kirklees are higher than regional and national averages at 13.1%. Latest figures for England are 11.1%, and for Yorkshire & the Humber 12.1%.¹⁰ Higher than average number of Kirklees households therefore, are struggling to afford to heat their home effectively. We know that living in a cold damp home presents a significant threat to health and so we need to do more to improve the conditions of the worst housing stock, for the wellbeing of residents.

⁸ It is important to note that the new Act does not widen the groups of people for whom the Council *must* secure accommodation.

⁹ Insight, Kirklees Council Policy News, June 2018

¹⁰ Please note that there is a 2 yr. lag in producing the data – the latest estimates for 2016 were released in late June this year.

<https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>
and national figures at
<https://www.gov.uk/government/statistics/fuel-poverty-detailed-tables-2018>

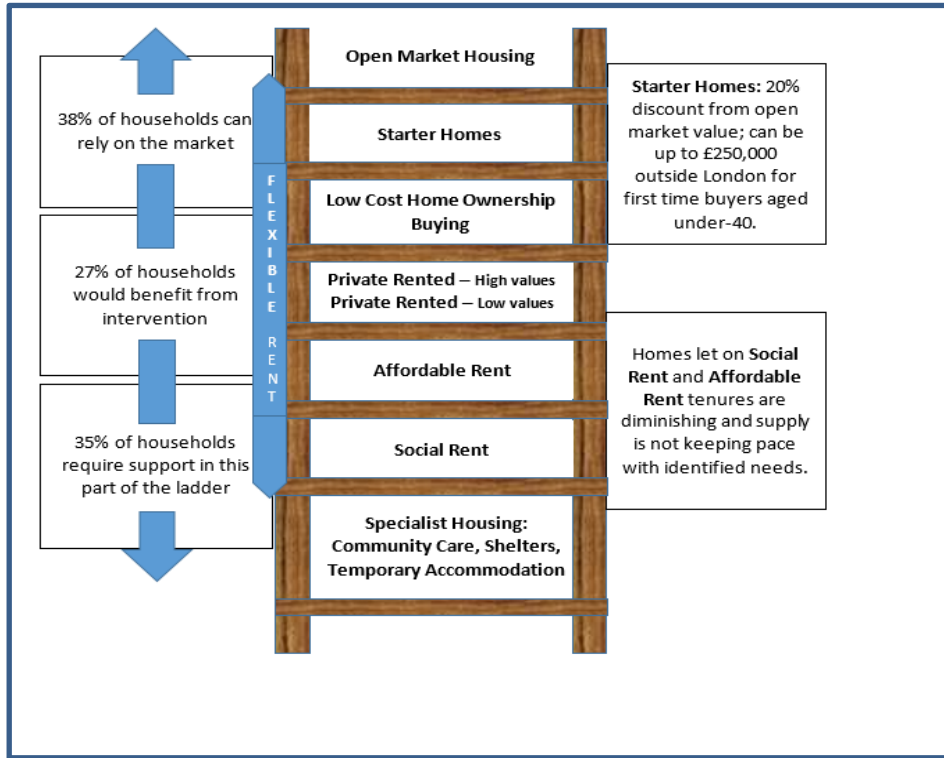
Kirklees has a growing and ageing population .There is a need therefore to increase not just the numbers of housing, but the types and range of housing and related services for people who need some sort of specialist accommodation and support. This includes older people, people with learning and physical disabilities, people with mental health needs and other vulnerable groups, many of whom have a range of complex needs.

The housing offer needed in Kirklees

The diagram below, expressed as the housing ladder, shows the range of housing offers required, to meet the changing needs and incomes of Kirklees households.

At different times in our lives, we will need to access different parts of the ladder to meet our changing needs and this is reflected in our ability to afford the accommodation.

Flexible rent is a recent model designed to reflect tenants' variable incomes, providing cross subsidies and helping to sustain mixed income communities.



6. Priorities

In response to the evidence, challenges and factors affecting the housing market and housing need and to support shared outcomes, our Housing Strategy identifies the following priorities. This provides a framework for action planning and delivery for the Council and its partners.

Housing Need

Meet a range of diverse housing needs, prioritising those of vulnerable people, with a continued and strengthened focus on prevention and early intervention to enable people to access and sustain a suitable home of their own and live as independently as possible

Housing Quality

Protect and make the best use of the existing housing supply across all tenures of homes in Kirklees to support good health, wellbeing and to drive up quality and standards

Housing Growth

Enable and develop a range of homes to deliver housing growth and the long-term supply of market and affordable housing

6.1 Housing Need – the key issues

Meet a range of diverse housing needs, prioritising those of vulnerable people, with a continued and strengthened focus on prevention and early intervention to enable people to access, keep and sustain a suitable home of their own, as independently as possible

We want to maximise and support people's independence and their housing choices. The SHMA shows that 18,738 existing Kirklees households are in housing need, which represents just over 10% of all households. For younger households (where the lead, or household reference person for that household is aged between 16 to 29) a disproportionate higher number are identified as being in housing need, with housing costs being the reason for that need.

The undersupply of homes impacts on those groups of people in housing need - typically, through low incomes and / or who are vulnerable – and who are unable to find and maintain a home of their own through the current market “offer”, or who have a need for more specialist accommodation. Our focus then is on supporting people in housing need through a preventative approach so that they can find and keep a safe, secure and suitable home that is affordable and meets their needs in a sustainable way. Alongside this, we recognise and will respond to the need for a wider housing offer that is inclusive, attractive, and affordable and which comprises a mixed tenure approach to meeting housing need in Kirklees.

Vulnerable population groups

The impact and links between housing, including homelessness, and people’s health and wellbeing are well documented. Good housing can protect and improve health and wellbeing and can also prevent physical and mental ill health. Good housing can also enable people to:

- Manage their own health and care needs, including long term conditions
- Live independently, safely and well in their own home for as long as they choose
- Move on successfully from homelessness or other traumatic life events
- Access and sustain education, training and employment

The NHS Five Year Forward View¹¹ also recognises the need for close partnership working between the NHS and local authority organisations. Addressing the wider determinants of health affects demand for primary and acute services and vice versa. Good housing can delay and reduce the need for primary and social care, prevent hospital admissions and enable timely discharge from hospital.

The Current Living in Kirklees (CLiK) survey for 2017 reports that;

- 29% of residents report having a mental health issue. This rises to 47% of people in social rented housing and 38% in private rented housing.
- 13% of residents have respiratory problems (such as asthma or chronic obstructive pulmonary disease) which rises to 20% in social rented housing.

¹¹ Next Steps on the NHS Five Year Forward View, NHS, March 2017. Accessed June 2018. <https://www.england.nhs.uk/wp-content/uploads/2017/03/NEXT-STEPS-ON-THE-NHS-FIVE-YEAR-FORWARD-VIEW.pdf>.

We also know that:

- 14% of home owners worry about money some or all of the time. This rises to 39% of residents living in social rented accommodation and 35% of residents living in private rented accommodation.

There is a relationship between perceptions of “Place” (your local area) and perceptions of housing suitability;

- If you are dissatisfied with your local area, you are more likely to feel your home isn’t suitable for your needs.
- If you feel your home isn’t suitable for your needs you are more likely to be dissatisfied with your local area.

Specialist and supported accommodation

A priority for Kirklees is the development of specialist and supported housing which meets the needs of all vulnerable groups of people and takes account of the changing stages and circumstances of people throughout the course of their lives.

The number of people across Kirklees aged 65 or over is projected to increase by 28,600 from 71,700 (2014) to 100,300 by 2031,¹² which represents an increase of nearly 40%. A review commissioned by the Council in 2016 from Peter Fletcher Associates identified that by 2030, there will be a shortfall of around 1,350 units of extra care¹³ in Kirklees including for people with dementia.

In addition to meeting the housing need of older people, there are other groups with specialist housing need that we must keep in view. This includes people with learning disabilities, especially those people who are currently supported at home by parents but for whom this may not be a long term option. Further challenges are presented by the Government’s Transforming Care Programme, established as a national response to the Winterbourne View investigation. The programme requires Local Authorities and Clinical Commissioning Groups to work together to enable severely learning disabled adults who are accommodated in specialist provision in another part of the country to be brought back home to their local area. This will mean people are closer to their support networks, friends and family and facilitates more effective monitoring arrangements.

¹² SHMA 2016

¹³ Extra care housing (for rent or sale) is housing with care, primarily but not exclusively for older people who have some sort of care and support need, where occupants have their “ own front door” and specific tenure and housing rights to live in a self-contained dwelling and where they have agreements that cover who provides their care and support. – Housing Learning & Improvement Network www.housinglin.org.uk
November 2015

For Kirklees, although we are making good progress on this with the majority of this group of people, it has become clear there is a need to develop some very specialist and bespoke individual accommodation for our most complex people with behaviours that are very challenging, to enable a successful move back into Kirklees.

Supporting young people who are leaving care is important to us. If our looked after children are to progress successfully into adulthood and independence, we need to ensure a sufficient supply of supported accommodation for those care leavers who need this transitional arrangement, moving on from the care setting.

There is then a clear need to enable a significant boost in the supply of specialist and supported housing, across a range of tenures including for sale on the open market.

This is a major strategic challenge for the Council to ensure the required range and sufficiency of appropriate housing and support for our residents who need some sort of specialist or supported accommodation in order to live happy, successful and fulfilling lives.

Homelessness

Homelessness covers a range of circumstances from the extreme of being literally roofless, and rough sleeping, to those who are in insecure housing situations. This includes “sofa surfers”; people who have accommodation but are unable to remain there for reasons such as domestic violence; those in temporary or emergency accommodation and people at risk of being made homeless through legal notice to leave their accommodation.

Poor physical and mental health can be both a cause and consequence of homelessness, although it is not always identified as the trigger of homelessness.

The reasons why people become homeless are complex. They include individual issues, such as mental health conditions, drug and alcohol dependency, domestic abuse and leaving long term institutional living. These may be coupled with more structural or societal issues especially around the gap between incomes and housing costs.

There are particular groups of people within our population who are vulnerable and who, through a number of factors may experience homelessness, either as a single crisis point in their lives, or more repeatedly. People are vulnerable because of a number of reasons. These include people with disabilities, people who have mental health issues or learning disabilities, young people, older people, people whose relationships have broken down and where violence is a factor. People who find it difficult to live independently and need support are also vulnerable to homelessness, for example refugees to this country who may be transitioning to a new and different way of living.

What will we do?

- **Specialist and supported accommodation**

A strategic, overarching and cross service approach to the increased and “at pace” development of specialist and supported housing is being taken forward via the Council’s Specialist Accommodation Programme. This aims to transform models for the provision of care and support in Kirklees, and how we approach delivery of specialist accommodation to meet the needs of our residents, throughout their life course.

We will take a joint commissioning approach to the supply of specialist accommodation, influencing market provision and the future proofing of the design, delivery and operation of specialist accommodation to ensure its ongoing “fit for purpose”. In addition to older and vulnerable people, the programme’s focus extends to people needing step down or move on accommodation, or short term re-ablement, people recovering from substance dependencies and offender and ex-offenders

Our ability to meet specialist and supported housing need will be achieved by working in a focussed, targeted and evidence based way. People’s independence will be increased, and the need for them to live in inappropriate accommodation or be reliant on care settings, reduced through our work with partners to deliver the housing and support needed.

We will work across systems and services, developing a shared understanding of, and more joined up response to, the scale of the problem of specialist housing need and the immediate financial challenges this brings, which we must prioritise.

- **Preventing homelessness**

In line with the Homelessness Reduction Act we are working with all our partners to ensure our focus is maintained on intervening early with all households who are at risk of becoming homeless to prevent homelessness as much as possible and avoid costly and crisis interventions. Appropriate, relevant and timely Information and advice and a Personal Housing Plan will be developed with all customers so as to either prevent or relieve their homelessness whilst continuing to secure accommodation for those in priority need groups.

As part of this legislation, the ‘Public Body Duty to Refer’ comes in to force in October 2018 and so we will be proactively liaising with all identified bodies to ensure good referral arrangements and pathways are in place for people who are or, who are at risk of, homelessness.

We will continue our arrangements for dealing with the challenges and impact of welfare reform such as the ongoing roll out of Universal Credit, and the Housing & Planning Act changes with KNH and other partners. These arrangements include working with people who are affected by the changing benefits system to support them in managing their finances connecting to early and specialist help with managing debt, supporting people to move to more affordable housing, and putting Discretionary Housing Payment plans into place. Our actions mitigate the effect on people's lives and protects the Council's rental income stream. Support is also provided through our third sector / voluntary sector partners and other agencies, to enhance people's ability to access training and employment opportunities and so reduce their reliance on welfare benefits.

We know, from our evidence base and what our partners tell us that for single homeless people particularly there is a need for more accommodation that is dispersed (so that there is less risk associated with concentrated numbers of this group of vulnerable people) and importantly, affordable. Generally, this means accommodation which is available at the eligible rate of housing benefit or Local Housing Allowance. We are considering a range of options and new, innovative approaches which will increase access to the private rented sector for this group of homeless people in particular. As an example, we will explore the scope for introducing an attractive "shared home" offer in Kirklees.

Housing and Children's Social Care colleagues are working together to finalise and implement plans for supporting Care Leavers into independent living; this fits well with our joined up approach to ensuring sufficiency of specialist accommodation for this vulnerable group. We also provide support for other young people aged 16 / 17 who are threatened with or do become homeless.

Building on our successful involvement in central government's Syrian Refugee Resettlement Programme and the Vulnerable Children Resettlement Programme to resettle refugees in the UK we will continue to explore ways in which we can support those refugees who are most vulnerable. So far, the Council and its partners has worked with 97 individuals under this programme to ensure that every household receives appropriate support and is enabled to settle independently within their new community.

In addition, we will continue to work with partners to support asylum seekers living in the Kirklees district; and for those then granted refugee status provide information and advice on how to secure suitable accommodation and support.

Our Housing Allocations Policy

The Council's Housing Allocations policy sets out the way in which we let, or allocate council owned properties and nominate housing register applicants to Housing Associations. The Policy is based upon the Council's statutory duties and ensures that "reasonable preference" is given to people with the greatest housing need, making the best use of social housing in Kirklees. It prioritises people for

social housing in a fair and transparent way, supporting people to meet their housing needs and preferences, so that they can keep or create homes for themselves in which they feel safe and secure.

In Kirklees, like many other local authorities, we operate a choice based lettings (CBL) system called Choose N Move, whereby people who are registered with the scheme “bid” against the property that they are interested in, and for which they are eligible to bid. People who are actively committed to the properties and areas in which they live are more likely to benefit from and contribute to sustainable, successful and supportive communities.

We continue to review how, and who we allocate social housing to, to ensure the Housing Allocations policy supports people with the greatest housing need, corporate and partnership strategic priorities and meets legislative duties. Other key policies for review include the Strategic Tenancy Policy which we will further develop to ensure continuing support of wider strategic focus.

We will ensure that all our policy frameworks support and enable our housing teams, other Council services and external agencies to work together early and effectively to prevent homelessness and to achieve positive outcomes for the people affected by it.

Considering a “Housing First” approach

We will consider more transformational approaches to the rising numbers of people who are homeless, are at risk of losing their home, or who sleep rough in Kirklees, underpinned by the principles of the Homelessness Reduction Act. An example of this new thinking is Housing First. This is an approach that has been shown to work in the US, Canada and parts of Europe and is being implemented now (with government funding) in areas across the UK including Newcastle, London, the Midlands, Greater Manchester, on the South Coast and in Wales and Scotland.

Housing First supports people who have a history of homelessness and / or rough sleeping and who have high needs, which may be multiple and complex in nature. The principles are to provide settled and secure accommodation for the individual in their own home, at the outset, rather than move people through a range of temporary solutions such as a hostel. Having a home of their own is viewed as a stable platform from which other issues affecting the individual can be addressed, via a tailored, strength based and individualised programme of support. This flexible support is offered as a “wrap around” and is an offer, not an imposition or a condition. It builds on the stability of a settled home, with no pre conditions around the person showing housing or tenancy “readiness”.

The intention to adopt a Housing First approach is reflected in the Council's current bid to the government's Life Chances Fund, in which we seek, with partners to implement an outcomes based payment by results (PBR) programme providing preventative support to people with the most complex and challenging needs who are at risk of being homeless. Our Action Plan gives detail of our intention to explore these principles further in conjunction with partners.

6.2 Housing Quality – the key issues

Protect and make the best use of the existing housing supply across all tenures of homes in Kirklees to support good health, wellbeing and to drive up quality and standards

To support the health and wellbeing of people in Kirklees, and have attractive places where people are proud to live, we want homes that are safe, of a good standard, are as energy efficient as possible, with good tenancy management arrangements across both private rented and social housing sectors that are compliant with legislation and working well. We want to ensure that the most effective use is made of the all the available housing stock in Kirklees, including improving people's ability to access the private rented sector and where homes are long-term empty, bring those back into use.

We are already working much more closely across health and social care to reduce health inequalities that arise as a result of poor housing conditions and jointly explore ways of reducing the impacts of poor housing on people's health and wellbeing. For example, we are using housing evidence to inform our strategic responses in order to deal with homes affected by damp, cold and hazards of risks and falls.

We continue to facilitate adaptations to the homes of people with a disability, so that they and their families are enabled to continue living as independently and safely as possible, in their existing home. Over 800 major adaptations were made to homes throughout Kirklees during the period 2016 / 17, and a total of £5.1 million was spent across all tenures for this period. Together with social care we help maximise people's independence and reduce their dependence on care, through exploring further opportunities to adapt people's homes.

Where better outcomes are achieved through moving, we assisted 559 disabled households into a more appropriate home. Of all new council tenancies created, nearly 30% are for households with disability or ill health.

Private rented homes

In addition to our commitment to increasing the number of new homes, we will also make the best use of existing housing in Kirklees. This includes improving access to and standards in homes in the private rented sector (PRS), including the standard of management practices.

The 2011 (most recent) Census confirmed there are 30,027 (17.3%) households living in the PRS in Kirklees. This is lower than the national figure of 18.1%, although (as with housing costs) there are significant differences across the district. In Greenhead, there are 32.2% of homes in the PRS; this drops to 11.7% in Kirkburton where home ownership is much higher.

The PRS is the only sector where we are seeing growth and we want to ensure our focus on good quality and well managed housing extends to this part of the market. Rental demand is for affordable, smaller properties and also for family properties.

There are some areas in Kirklees where there is a greater concentration of “low end” rental properties, and unsurprisingly these correlate to the areas where Kirklees has higher levels of unemployment, lower income levels and poorer health.¹⁴ And, we are mindful of the impact on people’s health and wellbeing as a result of living in poor quality private rented housing.

Council owned housing

The Council owns around 23,000 homes, around 13% of all housing in Kirklees, the majority of which are managed by KNH. Social housing is evenly distributed across the district. The vast majority (in excess of 99%) of the properties are more than 30 years old and although in generally good condition, the age of our housing stock will inevitably have an impact on future maintenance considerations. We must also consider how we ensure the standards of council owned homes and neighbourhoods promote and sustain the health and wellbeing of people and communities living there.

2,000 non-traditional build properties have had external insulation works carried out, improving thermal efficiency and the long term viability. Substantial funding is set aside within the 5 year Housing Revenue Account (HRA) capital plan, for maintaining council properties, and for growth.

KNH’s plans to manage the Council’s housing stock aim to preserve the benefits of the large scale investment under the Decent Homes programme, whilst improving stock in key areas such as energy efficiency. KNH is committed to helping tackle the challenges of reducing

¹⁴ BRE, A Quantitative Health Impact Assessment: The cost of private sector housing and prospective housing interventions in Kirklees Council, 2016.

carbon emissions, and fuel poverty. Work is ongoing to inform a wider approach to investment, particularly around estate regeneration and new build.

There is an increased focus on key areas of compliance and meeting regulatory standards for health and safety, managing risk across key areas including Fire Safety. In response to the Grenfell fire, there has been a full review of fire safety management across KNH.

Up to date Fire Risk Assessments for all blocks with a communal area are in place, with all actions addressed or in the process of being addressed, according to levels of priority. Additional money from the Housing Revenue Account (HRA) has been identified to meet costs.

In addition, there is a daily inspection programme in place for all higher risk properties, including retirement living and flats above 5 storeys in height. This ensures any potential risks are identified at an early stage.

Empty Homes

The numbers of long term (i.e. for longer than 6 months) empty homes within Kirklees have been declining in recent years. Latest council tax data (as at October 2017) shows that 2,113 properties were classed as empty for more than 6 months, of which 685 were empty for longer than 2 years. Given the total number of properties in Kirklees of 182,559, the empty property rate is around 1.1%. This is in line with the rate for the Yorkshire & Humber region as a whole ; comparatively, the highest proportion of empty properties are in the North East (1.4%) and the lowest is London (0.6%)¹⁵

Empty properties as a proportion of all properties empty for longer than 2 years were most prominent in Greenhead, with 51 properties reported as long term empty, and Holme Valley South, with 48.

Although the numbers of empty homes in Kirklees is relatively low, we nevertheless recognise that empty homes are a wasted opportunity to help meet housing demand and address homelessness. They are also potentially, an issue around attracting anti-social behaviour such as vandalism and work against our ambitions to improve our neighbourhoods and communities.

What will we do?

- **Maximising peoples access to and improving the housing offer**

We will develop the principle of overarching Quality Standards that reflect what Kirklees residents can expect for all housing tenures, and for the quality of new build development and wider supporting infrastructure across the district.

¹⁵ House of Commons Briefing, June 2018, "Empty Housing (England)"

We will work to achieve a reduced number of households who are living in unhealthy homes, and through our actions within the private rented sector, hazards which present a risk to health and safety will be minimised or removed where these are found.

The numbers of decent, private rented homes that are affordable and available for people will be increased, through our support to landlords, and where homes have been empty for long periods, our work to bring these back into use. The Council charges a premium on council tax if a property is empty for 2 or more years.

To achieve our ambition for a good quality and well-functioning PRS offer we will continue and develop our partnership arrangements with private landlords, engaging with them in a supportive and collaborative way to develop high standards and professionalism of tenancy management within the private rented sector. We already have an accreditation scheme for private landlords and are working to extend and strengthen this to positively bring about and influence practice. For example, we will develop an offer for those private sector landlords who demonstrate they meet and maintain the Quality Standard in Kirklees enabling them to promote themselves as accredited with the Council.

We are developing proposals to implement requirements of the Housing and Planning Act 2016 in relation to improving conditions and management in the private rented sector. This includes the introduction of a Civil Penalty Policy for certain offences under housing legislation. This will provide an additional enforcement tool, alongside existing prosecution arrangements. Mandatory licensing of houses in multiple occupation (HMO's) is extended, and we are reviewing and amending our enforcement procedures where necessary. We take tough action against the minority of poor landlords, where this is required because of our statutory responsibility to deal with breaches of either property condition standards, or poor management practices – or both.

We will identify and engage with owners of empty properties. While the Council does have some enforcement options, these are limited and may not bring the property back into use. Our approach will be to utilise a combination of statutory actions in ensuring the property is safe and secure, and also provide a tailored package of advice and assistance depending upon the owner and their property. This may include assistance on bringing the property back for rent. We offer a property inspection plan around the requirements for letting the property, assistance with tenant finding and facilitating appropriate tenancy management.

We will maintain strong and effective working relationships with KNH and Pinnacle PSG, ensuring the delivery of commissioned council housing management and maintenance services for council tenants and residents. We will work with other partners to ensure that empty or 'recycled' housing stock can be retained or brought into the affordable housing pool to maintain affordable housing supply for as long as possible.

Improving council housing and communities

The emerging Quality Standard for council owned housing will go beyond Decent Homes and establishes an enhanced local offer. We have carefully considered the impact of investment to date and feedback from our tenants. We recognise the need for a standard that enhances not only the specification and scope of council housing but also considers how services are delivered, ensuring minimum disruption and inconvenience to the occupier.

Our overall aim then, is to provide the best possible quality of social housing that compares favourably with the local private sector and housing association offer, establishing council housing as an attractive long term housing solution:

To achieve this standard, and in line with what we know is important to people who live in our homes and communities, our focus includes;

- Having robust specifications for repairs, capital improvement and new housing. Importantly, this means homes are safe and meeting the standards that we must comply with and which people expect.
- “Future proofing” homes through the use of new technology, and using lifetime homes principles to support independent living
- Ensuring homes are affordably warm, through the highest levels of thermal efficiency
- Improving our local environments and supporting communities to be safe and sustainable

6.3 Housing Growth – the key issues

Enable and develop a range of homes to deliver housing growth and the long-term supply of market and affordable housing.

Kirklees Council is overseeing one of the biggest investment programmes in its history. In March 2018, we made the Big Build announcement of committing to deliver 10,000 homes across the district by 2023. Over 1,000 of these homes will be on council-owned land.

We have previously evidenced that there is a need to provide high quality housing on a scale and of a type that responds to the demands of a growing population and economy. The construction of new housing has an important role to play in allowing Kirklees to build on its strengths and achieve its growth potential. Despite the continued challenging economic conditions, there is significant opportunity to

focus interventions and catalyse development to meet the district's overall housing, regeneration and wider growth ambitions. The economic impact of new housing development is well documented; generating direct employment, supply chain benefits and training initiatives for young people.

There is an undersupply of new houses which means we don't have enough of the type, range and numbers of homes that we need. We want an inclusive and attractive housing "offer" for people in Kirklees which means that irrespective of circumstances, they have real choices about location and the type of home they live in.

Housing is a major determinant of the quality of our lives. It influences peoples' life chances, health and wellbeing, and it is a key element in Place shaping. As the demand for new homes grows and the Local Plan sites are released then there will be a stronger requirement for ensuring place making and good quality design are at the heart of our decision making.

Kirklees Economic Commitment

Kirklees is already an important driver within the regional economy and while the district as a whole is relatively prosperous, there are areas that continue to require intervention to support regeneration.

The continued delivery of our Economic Strategy, aligned with the Local Plan, will ensure plans and initiatives are in place to strengthen our economic position and develop an economy that creates jobs and prosperity. Building more houses alongside key regeneration projects will play an important role in realising this ambition.

We are already committed to regenerating our town centres. £45m has been allocated to bring forward radical and visionary ideas and this will complement our Property Investment fund initiative which brings our investment closer to £75m. We are using his capital to lever in further funding from outside the council including the West Yorkshire Transport Fund, City Connect, Local Growth Funds, Heritage Action Zones and accelerated construction funding from central government. We are hopeful that recent bids under the Housing Infrastructure Fund will be met favourably.

We are developing masterplans for both our town centres which will help shape their futures. This will help us plan for the delivery of key redevelopment sites such as Station Gateway and building on multi-million pound private sector investment in schemes such as Kingsgate Leisure and The HD-One.

We are also committed to major infrastructure developments worth in excess of £150m, investing in our transport network to support the delivery of sites for housing and employment, which make strong strategic links to the city region and beyond. This includes key strategic

housing sites at Ashbrow and Soothill. We are also very supportive of recent announcements that Trans Pennine rail route is to be upgraded as we believe this is a key part of connecting existing and new communities to important employment locations. We are particularly excited about what this means for communities in South Dewsbury where we are planning to deliver 4000 homes.

What will we do?

- **Deliver our Housing Delivery Plan**

We will deliver the Council's Housing Delivery Plan which supports our commitment to build 10,000 houses by 2023. The detailed plan provides the structure to guide interventions in Kirklees over the coming years. It sets the context within which a range of interventions will be brought forward by both the public and private sectors over time to support housing and associated regeneration schemes that will individually and collectively contribute to the sustainable growth of Kirklees.

The purpose is to guide future investment decisions by recognising market conditions (where they relate to both challenges and opportunities) and strategy drivers and then provide the mechanisms to prioritise activities in support of identified intervention themes. In a changing delivery context, it is not possible or desirable to identify a fixed programme of activities that will deliver local ambitions. It is however important to have a clear framework that will guide activities over time, helping partners to identify those schemes that can make the greatest contribution to achieving Kirklees's ambitions.

Specifically, we will;

- Ensure that the Local Plan is fully adopted so that the necessary land is available for new homes and jobs
- Maximise the use of Council-owned land by ensuring sites are prepared for the market in a variety of packages that are suitable for development.
- Work in partnership to identify and secure suitable opportunities for a Right To Buy receipts programme to maximise the number of councils house built in the district
- Explore the role of institutional investment to deliver new affordable housing
- Continue our successful relationship working with the Leeds City Region

We will continue to exploit our position of driving growth at the heart of the Leeds City Region and work in partnership to deliver the City Region Housing vision through delivery of existing schemes and identifying future opportunities that are expected to arise as the Local Plan releases strategic investment sites for homes and jobs.

Specially, we will;

- Deliver our ambitious North Kirklees Growth Zone programme around Dewsbury and Batley. Developers are already scoping new development sites at Dewsbury Riverside and Chidswell, with further opportunities to transform Dewsbury town centre through the Heritage Action Zone and targeted investment in affordable home ownership.
- Work towards delivering a solution to the Huddersfield Station Gateway Regeneration project. Specifically providing infrastructure to support a viable re-use of the Station warehouse, enhancing the transport hub potential of the area and maximising connections between the Station Warehouse land and the town centre. This will increase the opportunities for town centre living being delivered in Huddersfield.
- Continue to work with central government on delivering the West Huddersfield Gateway programme so that infrastructure can be provided to support key brown field developments to the west of Huddersfield such as the former St. Luke's Hospital and Black Cats
- Ensure that we have the right expertise available in the Council to drive forward day to day housing delivery particularly concentrating on stalled sites across the district. This will involve working with key partners such as Homes England and Heritage England.

Transport Infrastructure remains an important part of our overall investment in the District. Key Schemes such improvements to Cooper Bridge – a £70-£80m project – will support tackling current congestion and support the future delivery of housing growth at Bradley Park. Similarly work around Huddersfield town centre such as the A62 Smart corridor, A629 Phase 5, Southern Gateways as well as Holmfirth Access will all help to support housing growth in South Kirklees. We also have important work to do at the Waterloo junction to help deliver the growth identified in the Penistone Road corridor.

In North Kirklees we continue to develop highways schemes around the Mirfield- Dewsbury-Leeds corridor (M2D2L) on the A644 and A653 as well as thinking about long term strategic solutions such as improvements to Junction 26 of the M62 and more locally aspirations for a North Kirklees Orbital Route.

The vast majority of the schemes above are identified West Yorkshire Transport Fund projects with allocated funding. All are at various stages of business case development. In terms of strategic connections, we are already working in partnership with Calderdale Council and the Combined Authority on our joint housing aspirations and growth around junction 25 of the M62. We will continue to press Highways England and Transport for The North to pursue the development of a new junction between Junction 24 and 25 of the M62.

Rail remains an import area of investment. We are particularly concentrating on better connections to rail stations on the Trans – Pennine Route. The £3bn Trans-Pennine Upgrade will be extremely important for Kirklees and we plan to work very closely with Department for Transport and the Combined Authority to maximise the benefits for our district. Stations such as Huddersfield, Dewsbury, Batley and Ravensthorpe/Mirfield need to benefit from this upgrade. Improved facilities, services and connections at these locations are essential to the housing growth agenda for South Dewsbury and the wider North Kirklees Growth Zone.

- **Explore and develop innovation and off-site manufacture**

The Council has already begun investment in innovation in construction by working with Homes England and the Leeds City Region partners through bringing forward, remediating and promoting land at the Waterfront, Huddersfield. This is a legacy industrial site which is being redeveloped as a learning and living campus, close to the town centre and amenities, and which offers the Council and potential investors a major opportunity to develop the site with Homes England investment.

This site fronts a major transport corridor, nearby historic Folly Hall Mills and the Huddersfield Narrow Canal and towpath, and has good links to the Kirklees College and town centre, presenting an opportunity for quality, sustainable living by reducing land costs to enable more investment in innovative housing design and construction.

Materials and traditional construction methods can be slow and wasteful, and are also limited by a restricted palette of materials and local, traditional design in some areas.

New ideas will be trialled which generate economies of scale such as off-site manufacturing methods, particularly in market areas or less sensitive locations where a range of new techniques and materials can be used. These applications can help to build dynamic, interesting places and identity.

We will be looking at new and creative delivery options – for example, off site construction – and expanding both the range of partners we work alongside, and opportunities for investment, for example, partnership developments.

Economies of scale may reduce construction costs, and trialling off site manufacturing will incentivise developers to work in market areas where land costs may be high, or returns are low in relation to cost. The Council has a major role in driving innovation and construction costs with partners, where it is not yet being trialled at scale. Learning from this will encourage skills sharing and development at scale where innovation can engineer development value, quality and financial returns.

- **Progress our commitment and delivery of social value and inclusive growth**

It is essential we ensure this increased investment in housing sustains our ambitions for long-term inclusive growth and adheres to the Council's Social Value Policy. Skilling our workforce in construction, enhancing local supply chains, encouraging better use of local suppliers and builders will help the district to sustain inclusive growth; the 'good growth' that the Leeds City Region envisages in the Strategic Economic Plan (SEP).

As part of delivering the Council's Social Value Policy, we are currently working with a number of key partners, nationally, regionally and locally to analyse our top 300 suppliers to better understand the Kirklees cash-flow and prevent 'leakage'. Additionally, as part of any additional investment and growth, we will be promoting the better use of local suppliers, encouraging more apprenticeships and upskilling our citizens to ensure that Kirklees communities are the ones that benefit the most.

7. Delivery, Monitoring and Review

We cannot achieve the outcomes we want to see on our own. We have worked closely with our partners in developing the Kirklees Housing strategy and the supporting Action Plan, recognising the strengths, assets and resources that our partners bring. The Action Plan shows through a set of clear performance measures, how we will demonstrate the progress we are making.

We will report on an annual basis to the Council's Cabinet and other key committees so that the progress and the strategic objectives can be reviewed. The Councils Overview and Scrutiny committee may choose to review any aspect of the Councils Housing Strategy and Performance.

Outcomes from these review processes will drive revisions to the Strategy and Action Plan.

8. Engagement

In preparing this strategy and developing the Action Plan we have engaged with a number of stakeholders. This engagement activity has taken place during the spring and summer 2018, and includes;

- Kirklees Council colleagues
- Public Health and CCG's
- Kirklees Neighbourhood Housing (KNH)

- Kirklees Homelessness Forum
- Kirklees Supported Housing Group
- Housing Associations and Developers
- Voluntary sector including organisations representing and supporting people who are homeless, at risk of becoming homeless or rough sleeping
- Elected Members, including Scrutiny Panel

9. Action Plan

Priority One: Housing Need					
Action	What will we do?	Outcome	Metric	Target	Lead partners
1	Implement and embed our statutory duties as set out in the Homelessness Reduction Act	<p>More people are prevented from becoming homeless or are supported to find an alternative suitable home</p> <p><i>Corporate outcomes</i></p> <p><i>People in Kirklees feel safe and are safe/protected from harm</i></p> <p><i>People in Kirklees live independently and have control over their lives</i></p>	Number of people for whom homelessness is prevented or relieved	2018/2019 legislation to be used as the new baseline with annual targets being set from 2019-2020	Kirklees Council
2	Review and refresh the Housing Allocations Policy and the Homelessness Prevention Strategy	<p>More people are prevented from becoming homeless or supported to find an alternative suitable home</p> <p><i>Corporate outcome</i></p> <p><i>People in Kirklees feel safe and are safe/protected from harm</i></p> <p><i>People in Kirklees live independently and have control over their lives</i></p>	Housing Policies and Strategies are up to date	N/A	Kirklees Council, Kirklees Homelessness Forum
3	Consider and as appropriate develop and trial a “Housing First” approach with people who are homeless and have multiple and complex needs and where traditional approaches to resolving their homelessness have not been successful	<p>People with multiple and complex needs who are at the extreme end of homelessness are off the streets and in a stable, independent home with intensive and personalised support</p> <p><i>The Council is able to meet the needs of our most vulnerable members of the community</i></p> <p><i>Corporate outcome</i></p>	Number of people at risk of or sleeping rough with multiple / complex needs / chaotic lifestyles achieve and retain settled accommodation	Increase in the numbers of people in this target group who achieve and retain settled accommodation	Kirklees Council, Kirklees Homelessness Forum, support providers, Homeless Link

		<p><i>People in Kirklees feel safe and are safe/protected from harm</i></p> <p><i>People in Kirklees live independently and have control over their lives</i></p>			
4	Work with identified specialist partner(s) to develop and deliver bespoke accommodation, including for older people and people with learning disabilities and / or very challenging behaviours. This provision will facilitate discharge from specialist hospital and residential settings such as the Mencap scheme at Castle Hall	<p>Older and other vulnerable groups of people with a need for specialist or supported housing are living safely and independently in their own home</p> <p><u>Corporate outcome</u> <i>People in Kirklees feel safe and are safe/protected from harm</i></p> <p><i>People in Kirklees live independently and have control over their lives</i></p>	Numbers of new / remodelled specialist and supported housing in Kirklees.	tbc	Kirklees Council, delivery partners
Priority Two: Housing Quality					
Action	What will we do?	Outcome	Metric	Target	Lead partners
5	Run a design competition for the development of a council owned site to look at Modern Methods of Construction and environmental standards and meeting the changing needs and circumstances of households	<p>An agreed model of flexible and innovative design which could be rolled out across the District</p> <p><u>Corporate outcome</u> <i>People in Kirklees experience a high quality, clean, sustainable and green environment</i></p>		n/a	Kirklees Council, Homes England, Huddersfield University
6	Develop a “Quality Places” Supplementary Planning Document (SPD) which helps to set out the	<p>The quality of housing development in Kirklees is driven up through a new framework</p> <p><u>Corporate outcome</u></p>	Number of new homes that conform to the SPD requirements	n/a	Kirklees Council

7	<p>Kirklees Standard and influences the quality of new housing development.</p> <p>Improve the private rented sector through a framework of engagement and targeted enforcement where necessary, to drive up standards of stock and tenancy management practices, and use the Better Homes scheme for improving energy efficiency of private sector homes</p>	<p><i>People in Kirklees experience a high quality, clean, sustainable and green environment</i></p> <p>More homes in the private rented sector are meeting the Kirklees Quality Standard (for the private rented sector) and are managed and maintained accordingly</p> <p>More people living in healthy, safe, and dry homes that are affordable to keep warm.</p> <p><u>Corporate outcome</u> <i>People in Kirklees experience a high quality, clean, sustainable and green environment</i></p> <p><i>People in Kirklees are as well as possible for as long as possible</i></p> <p><i>People in Kirklees feel safe and are safe/protected from harm</i></p>	<p>Number of successful interventions with private sector landlords</p> <p>Number of homes receiving energy efficiency measures via Better Homes (using Better Homes reporting)</p>	<p>300 interventions where a category 1 hazard^d has been eliminated or the risk significantly minimised</p> <p>2018/19 – Target of 75 homes to be improved</p>	<p>Kirklees Council</p> <p>Kirklees Council, Better Homes Partnership</p>
8	<p>Improve existing council owned homes through implementing the Kirklees Quality standards (for social housing)</p>	<p>More council owned homes are meeting the Kirklees Quality Standard (for social housing) and are managed and maintained accordingly</p> <p><u>Corporate outcome</u> <i>People in Kirklees experience a high quality, clean, sustainable and green environment</i></p>	<p>Number of council owned homes reaching the Kirklees Quality standard</p>	<p>750 council owned homes (per annum)</p>	<p>KNH</p>

		<p><i>People in Kirklees feel safe and are safe/protected from harm</i></p> <p><i>People in Kirklees are as well as possible for as long as possible</i></p>			
Priority Three: Growth					
Action	What will we do?	Outcome	Metric	Target	Lead partners
9	Continue to ensure that there is a supply of housing sites ready to be delivered and help to support early delivery on all sites with planning permission	<p>10,000 homes across all tenures by 2023</p> <p><i>Corporate outcome</i> <i>Kirklees has sustainable economic growth for communities and business</i></p>	Number of new homes built which are meeting the Housing Delivery Test	10,000 cross tenure new homes by 2023	Kirklees Council
10	Explore the desirability of institutional investment on sale and leaseback models as an investment pot for new affordable housing and if appropriate, to attract that institutional investment	<p>10,000 homes across all tenures by 2023</p> <p><i>Corporate outcome</i> <i>Kirklees has sustainable economic growth for communities and business</i></p>	Number of new homes built which are meeting the Housing Delivery Test	10,000 cross tenure new homes by 2023	Kirklees Council, institutional investor

11	Deliver a programme of land disposals to enable the delivery of the Council's strategic ambition for more affordable and specialist housing, mainstream mixed tenure housing and Right to Buy receipts programme	<p>1,000 homes across all tenures built on council owned land (10% of total delivery above)</p> <p><i>Corporate outcome</i> <i>Kirklees has sustainable economic growth for communities and business</i></p>	New homes built on Council-owned land	1,000 cross tenure new homes on council owned land by 2023	Kirklees Council
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ⁱ As set out in the health and safety standards for rented homes (HHSRS) used to assess if there are risks significant to the health and safety of the occupant's home.



Name of meeting: Cabinet
Date: 29th August 2018
Title of report: Housing Delivery Plan

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes/ no or “ not applicable” If yes give the reason why
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports?)	Yes/ no or “not applicable” If yes also give date it was registered
The Decision - Is it eligible for call in by Scrutiny?	Yes/ no or “ not applicable” If no give the reason why not
Date signed off by Strategic Director and name	YES 20 August 2018
Is it also signed off by the Acting Service Director - Finance, IT and Transactional Services?	YES 20 August 2018
Is it also signed off by the Service Director - Legal Governance and Commissioning?	YES 20 August 2018
Cabinet member portfolio	Cllr Cathy Scott - Adults and Independence

Electoral wards affected: All

Ward councillors consulted: See appendix 3

Public or private: Public

1.0 Purpose of report

1.1 In March 2018, the Deputy Leader (now the Leader) made the Big Build announcement at the MIPIM conference. The ambition is for 10,000 new homes in Kirklees by 2023 of which 1,000 will be on land currently owned by the council. This report sets out the approach for delivering the growth element of the housing strategy and delivering 1,000 homes on land currently owned by the council.

2. Summary

2.1 Housing and regeneration have an important role to play in allowing Kirklees to build on its strengths and achieve its growth potential. There is a need to provide high quality housing on a scale and of a type that responds to the needs of a growing population and economy.

2.2 This Housing Delivery Plan has been prepared as part of the evidence base for Kirklees Housing Strategy due to be heard by Full Council in September

2018. It also provides the structure to guide interventions in Kirklees over the coming years. It provides the context within which a range of interventions will be brought forward by both the public and private sectors over time to support housing and associated regeneration schemes that will individually and collectively contribute to the sustainable growth of Kirklees.

- 2.3 The purpose of this Housing Delivery Plan is to guide future investment decisions by recognising market conditions (where they relate to both challenges and opportunities) and strategy drivers and providing the mechanisms to prioritise activities in support of identified intervention themes. In a changing delivery context, it is not possible or desirable to identify a fixed programme of activities that will deliver local ambitions. It is however important to have a clear framework that will guide activities over time, helping partners to identify those schemes that can make the greatest contribution to achieving Kirklees's ambitions.
- 2.4 At a time of continued challenging economic conditions, this plan provides an opportunity to focus interventions and catalyse development, as well as ensuring that existing stock is of a high quality and continues to satisfy housing needs. Over the longer term, it will continue to provide the framework to guide intervention and investment decisions that contribute to the area's overall housing, regeneration and wider growth ambitions.
- 2.5 The plan covers all the towns and villages that comprise Kirklees district. It has been designed to focus on those housing and regeneration issues that can be addressed most effectively at pace on land in the control of the council.
- 2.6 The strategic approach to housing growth needs to relate strongly to national planning policy guidance in relation to Kirklees development planning. Its purpose is not to replicate or detract from planning policy but to offer further guidance under the housing and regeneration agenda. In particular from a Kirklees perspective, it is important to note that work has been completed, is ongoing or will need to be done to underpin this plan, notably:
 - 2.6.1 Taking into account housing market geography in the development of policy to ensure that assessment of housing need is carried out at this level.
 - 2.6.2 The Council has commissioned or participated in specific research into a number of areas including understanding the geography of market housing areas, overall viability and local needs. This work helps to provide the planning policy framework support for this plan and has been drawn upon where appropriate in the development of this document.
 - 2.6.3 As the demand for new homes grows and the Local Plan sites are released then the council recognises there will need to be a stronger requirement for ensuring place making and good quality design are at the heart of our decision making. With that in mind Local Plan policies

linked to master planning and quality of place will become prevalent and it is intended that the council will embed these aspects into a 'Quality Places' Supplementary Planning Document to drive up standards of design, space, energy efficiency and public realm.

- 2.6.4 The quantum of new homes being required means that the Council will need to be flexible and adopt new ways of thinking and delivery and the council has been exploring different partner off site manufacturing systems and is preparing plans for a design competition to test how the construction industry responds to the use of new technologies. Therefore the council has been exploring different build systems and intends to hold a design competition for modular housing.
 - 2.6.5 Securing the policy position on affordable housing through planning obligations on all sites subject to viability.
 - 2.6.6 To ensure the council's regeneration ambitions are realised, the council may need to use its Compulsory Purchase Order (CPO) and positive planning powers (see Appendix 1 for more detail on the CPO process).
 - 2.6.7 Moving forwards, however, further steps will be taken to ensure 10,000 homes are built by 2023 by making the best use of our assets and resources in conjunction with those of our partners.
- 2.7 The rest of this report sets out the proposal for how it is proposed the council does this, how it will monitor progress towards the council's ambition and the rest of the information members will need to make a decision.

3.0 Information required to take a decision

It is important to recognise that Kirklees' Housing Market is diverse and each town and village is distinct in its own right and therefore the needs and demand are considered with this local character in mind.

- 3.1 Kirklees has a strong economy and acts as a draw for both businesses and households, driving demand for a wide range of housing and neighbourhoods, employment sites and premises which support Kirklees's economic success.
- 3.2 Kirklees also has ambitious economic growth plans. Census forecasts produced in 2011 suggest that Kirklees's economy will grow. Partner ambitions are to raise growth rates further through a series of initiatives. Higher levels of growth will require an appropriate supply of sites and premises that can accommodate the needs of a diverse range of sectors and business types across Kirklees. It is also likely to increase the size of the workforce and in-migration, and indirectly increase demand for housing.
- 3.3 The forecast population growth builds on population growth of 8.7% between 2001 and 2011, adding over 33,000 to Kirklees population which is the third highest increase in the Leeds City Region.

3.4 Population growth, along with changes in housing demand are forecast to drive demand for housing. It is estimated that there will be 186,000 households in Kirklees by 2019, increasing to 193,000 by 2024; an increase of 19,475 since 2011. The Local Plan has set a requirement of 31,340 homes between 2013 – 2031, which, equates to an average of 1730 additional homes per year.

3.5 The Local Plan has reached a point where the Inspector has completed her Examination in Public and has written to the council to indicate the modifications that would be required for her to consider the plan to be sound. Officers are currently working up those modifications for consultation.

3.6 **Changing Patterns of Housing Demand**

The Strategic Housing Market Assessment identifies four common themes in demand for housing:

- 3.6.1 Increased demand arising from single person households and couples with no children, with more modest growth in households with children;
- 3.6.2 A need for more one and two bedroom homes to account for a growing housing need;
- 3.6.3 The need to accommodate a growing ageing population, including adjustments to current homes and the provision of extra care/supported housing, as well as recognising the needs of active older residents; and
- 3.6.4 A need for affordable housing including intermediate tenures and market rented accommodation due to an inability for some households to access market housing

These reflect both market conditions and changing household formations.

A breakdown of Kirklees's household forecasts shows a prominence of new, small households. The most significant increases by 2039 are forecast for:

- One person households - increasing from 54k to 65k
- Couple, no other adult - increasing from 46k to 56k
- Couple, one or more Adult child - increasing from 13k to 15k
- Households with dependent children - increasing from 54k to 60k

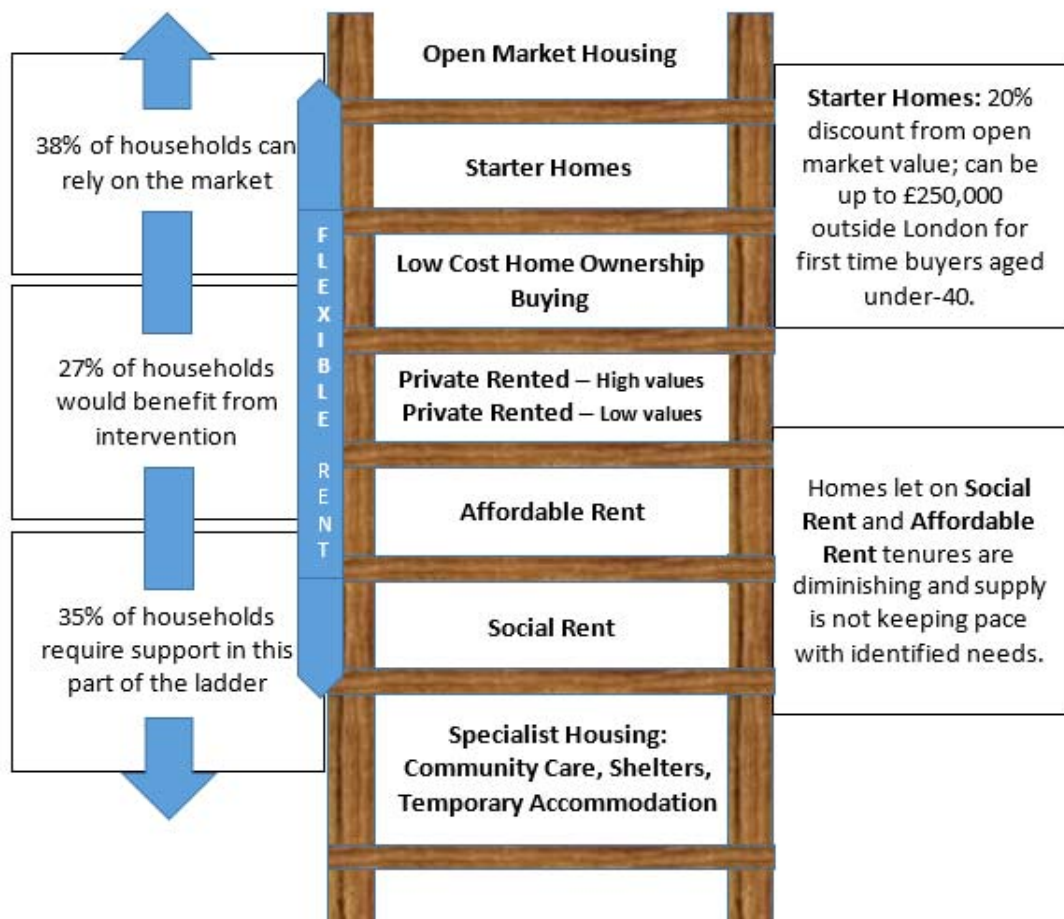
3.7 The housing choices of households are also changing. While home ownership has been the tenure option of choice in the UK for many years, affordability presents a challenge for some households, however, there are also signs that households are making active choices to take alternative tenure options. Key features are:

- 3.7.1 Demand for private rented accommodation continues to rise, now accounting for 17% of households with the most significant concentration being in the Greenhead Ward and the lowest in the Kirkburton Ward where home ownership prevails.

- 3.7.2 Social housing stock accounts for 15% of all housing and is evenly distributed across the district
- 3.7.2 Shared ownership options and other flexible tenures are growing in popularity as more opportunities to access housing in this form become available and acceptable to lenders.

3.8 Low levels of development and changing housing demands has resulted in a degree of unmet demand within the marketplace. Unmet demand can take the form of overall household numbers as well as the potential for mismatches between the type, tenure and size of properties. New home completions in 2017/18 are below the anticipated annual growth in household numbers.

3.9 Overall affordability in Kirklees remains challenging for many households. The ratio of house prices to income continues to rise across the area, in common with national patterns. In 2017, Kirklees average ratio of house prices to incomes as 5:1 exceeding average lending terms particularly under stricter requirements introduced following the mortgage market review and whilst there appears to be more flexibility in the lending market, the ratio is still prohibitive for many households and the stricter deposit levels also constrains purchasers' ability to 'get a foot on the ladder'.



There are pronounced differences in affordability across the area. There is a growing gap between values in the north and south of Kirklees. Low household incomes also mean that affordability challenges persist in deprived areas, despite values being comparatively low. For example, property

(median value) for sale in the sub area of Batley/Spenningsley requires an income of £30,857.57 and in Huddersfield North, this income requirement increases to £34,071.

- 3.10 On the whole, rural areas are less affordable than urban areas, with income of £48,857 required for the Rural East of Kirklees, and £36,321 for Kirklees Rural West.

3.11 **Maximising the use of Council-owned Land**

If Kirklees is to achieve its growth ambitions for economic growth, it needs to manage its land resources carefully. With a finite supply of land available, there is a need to consider the most appropriate use of each site when determining land allocations and judging individual planning applications. Achieving growth in population or employment in isolation will not deliver Kirklees' overarching ambitions, requiring a balanced approach to allow all elements of growth to be delivered, on scale and in a sustainable manner. The Local Plan has identified priority growth locations for a range of purposes that will collectively contribute to the achievement of overarching growth ambitions.

- 3.12 The Council has a number of sites in its ownership - some of which are dependent on the outcome of the Local Plan process and others that are already allocated for housing in the UDP. To test the appetite for these sites the council has undertaken extensive market engagement through a range of mechanisms and the headline feedback from this exercise is detailed below:

- 3.12.1 Volume housebuilders - strong appetite for entering into a corporate JV with the council
- 3.12.2 Housing Associations and strategic developers - view smaller packages enabling the council to spread its risk whilst diversifying both the mix of developers and range and type of housing built
- 3.12.3 Most commented on the need for a streamlined and simple process for the release of sites that cuts through 'red tape', is cost effective and enables accelerated delivery
- 3.12.4 Most favoured a strategic partnering approach on the land the council owns and wishes to dispose for housing as opposed to a formal tendering exercise (this most readily fits the "land partnership" model as described in the Delivery Models Options Assessment at Appendix 4)
- 3.12.5 Most were supportive of mixed tenure
- 3.12.6 Most fed back that quality of place is as important as increasing supply and stressed the importance of planning of infrastructure both in terms of road and social infrastructure.
- 3.12.7 Most, especially Housing Associations/Strategic Developers are prepared to work at risk to secure planning consent
- 3.12.8 All are comfortable with the council achieving an open market value for the intended use of the land subject to planning and ground conditions

- 3.13 In ensuring the council's assets are used to deliver on its strategic priorities, the council has identified a range of uses for its land holdings in the context of

the issues identified above and these are described below as 4 distinct packages with 3 individually marketed sites.

3.14 Land for Affordable Housing/Supported Housing/Small Builders (see Appendix 2)

The levels of affordable housing of all tenures that will be required over the next 15 years is challenging and as well as a commitment to secure the affordable homes through planning policy, the council has identified a number of small sites (with capacity of approximately 100 homes) that lend themselves to affordable/supported housing and a recent soft market testing exercise conducted in partnership with Homes England has demonstrated significant appetite from a number of housing associations. It is proposed the Council agree in principle (subject to the necessary safeguards set out in this report, the parameters and proposed governance for decision making) that following the release of these sites a number of packages of sites with a 'blended' risk profile will be offered to the market on which the market will deliver further affordable housing both through planning policy and with support from Homes England's Shared Ownership and Affordable Homes Programme 2018-21. The 'blended risk' approach is essentially a package of sites that contains low, medium and higher value sites. In this way, some of the sites that might be less attractive to the market will also developed.

3.15 Land for Specialist Accommodation (See Appendix 2)

3.16 As part of its Housing Strategy 2018-23 (which is the subject of a separate item on the agenda for Cabinet on 29th August 2018), the council has an ambition to meet the housing needs of the most vulnerable by maintaining and strengthening our focus on prevention and early intervention to enable people to access a suitable home of their own and to live as independently as possible, for as long as possible.

3.17 18,738 existing Kirklees households are in housing need, which represents 10% of all households. The undersupply of homes impacts on those groups of people in housing need who are unable to access and maintain a home of their own through the market "offer", or who have a need for more specialist accommodation. We will maintain a sharp focus on supporting the districts most vulnerable residents who are in the greatest housing need for a safe, secure and suitable home that is affordable to access, and keep.

3.18 The impact and links between housing, health and social care are gaining increasing recognition and the need for more preventative measures that focus on what people 'can do' and enabling greater independence is a key plank of the council's approach to supporting people.

3.19 Poor physical and mental health can be both a cause and consequence of homelessness, although it is not always identified as the trigger of homelessness.

- 3.20 The causes of homelessness are complex and multi-faceted and can be split into two categories – structural and individual. Structural issues can include poverty and unstable work or unemployment, whilst individual issues can include substance misuse, mental health and experience of violence.
- 3.21 There are particular groups of people within our population who are vulnerable and who, through a number of factors may experience homelessness, either as a single crisis point in their lives, or more repeatedly. People are vulnerable because of a number of reasons. These include people with disabilities, people who have mental health issues or learning disabilities, young people including those leaving local authority care, young parents, older people, domestic abuse and people coming out of prison, long term hospital settings or the armed forces.
- 3.22 A priority for the Kirklees Housing Strategy 2018-23 is the development and repurposing of housing and supported housing which meets the needs of our vulnerable residents and takes account of changing stages and circumstances of people as they grow older. The number of people across Kirklees aged 65 or over is projected to increase by 28,600 from 71,700 (2014) to 100,300 by 2031, (SHMA, 2016) which represents an increase of nearly 40%.
- 3.23 A review commissioned by the council in 2016 (PFA) identified that by 2030, there will be a shortfall of around 1,350 units of extra care (including for people with dementia).
- 3.24 Taken together, this data suggests we need to enable a significant boost in the supply of supported housing, across a range of tenures including for sale on the open market.
- 3.25 This is a major strategic challenge for the council. Development of appropriate housing for older people in Kirklees must also link in with those homes being able to be adapted, and the provision of equipment and assistive technology which all help to maintain peoples independence and safety at home, for as long as possible.
- 3.26 In addition to meeting the housing need of older people, there are other groups with specialist housing need that the councils land assets can be used for. This includes people with learning disabilities, especially those people who are currently supported at home by parents but for whom this may not be a long term option. Further challenges are presented by the Government's Transforming Care Programme, established as a national response to the Winterbourne View investigation. The programme requires local authorities and Clinical Commissioning Groups to work together to enable severely learning disabled adults who are accommodated in specialist provision in another part of the country to be brought back to their local area.
- 3.27 For Kirklees, although we are making good progress on this with the majority of this group of people, it has become clear there is a need to develop some very specialist and bespoke individual accommodation for our most complex

people with behaviours that are very challenging, to enable a successful move back into Kirklees.

- 3.28 Young people leaving care is also a consideration for the housing growth strategy. If our looked after children are to progress successfully into adulthood and independence, we need to ensure a sufficient supply of supported accommodation that they can move into, from the care setting, whilst at the same ensuring that whilst in care, they are accommodated in settings that avoid institutionalisation.
- 3.29 In response to these challenges a strategic, overarching and cross service approach to the increased and “at pace” development of specialist and supported housing is being taken forward via the Council’s Specialist Accommodation Programme. This aims to transform models for the provision of care and support in Kirklees to meet the needs of our residents, throughout their life course. The programme will develop the approach to commissioning and delivery of specialist accommodation in Kirklees to address the housing needs of people who are vulnerable. As well as the groups we have already referenced, the programme’s focus extends to people needing step down, or short term reablement, people recovering from substance dependencies and offender and ex-offenders. It will also begin to gather evidence and engage partners about what are regarded as emerging or hidden needs around people who experience chaotic lifestyles, people who ‘hoard’ and those who have a lifestyle of long term street drinking who may need ‘wet’ house provision as an alternative to custody.
- 3.30 We will have an increased capacity to meet peoples housing need, through a focussed, targeted and evidence based increased supply of specialist or supported housing that increases people’s independence and reduces the need for them to live in other forms of inappropriate or unnecessary accommodation.
- 3.31 Appendix 2 shows the land that has been identified as suitable for extra care developments for older people. Some of the sites identified are part of larger scale developments to enable older people to live independently as part of wider mixed developments.

It is proposed these sites are prepared for the market as blended risk packages by land sale agreement at market value with strategic partners who have the knowledge, experience and expertise of developing extra care housing for older people.

- 3.32 In addition, the specialist accommodation programme has identified a need for 2 specific needs group who currently live in unsuitable or inappropriate residential care or hospital settings and it is proposed these individuals would better placed in supported housing in a community setting.

3.33 **Right to Buy Receipts Programme (RtB)**

3.34 Since the introduction of the Right to Buy for council houses in 1974, council housing stock in Kirklees has reduced from circa 39000 to 23000 units in 2018, each sale generates a receipt that since 2012 can be used as part funding towards capital investment in new social housing otherwise known as `1 for 1 replacement`

3.35 There are strict rules on the use of this funding. Receipts:

3.35.1 Must be used to invest in new social housing

3.35.2 Can be used as up to 30% of the overall capital fund in conjunction with 70% funding from existing HRA/Capital allocation/or another source

3.35.3 Must be spent within 3 years of the sale of the property or must be paid back to treasury with interest.

3.36 Homes England (formerly HCA) grant and RtB 1-4-1 receipts cannot be blended to fund capital investment in new social housing.

3.37 1:1 replacement has been challenging for all local authorities nationally primarily because the level of grant intervention at 30% is less generous than grant levels offered by Homes England which leads housing association partners to refuse the council's RtB receipts since projects are more viable through the Homes England route.

3.38 As a result and to avoid returning the receipt to government, the council has been developing its own programme in partnership with Kirklees Neighbourhood Housing (KNH). It is intended that this programme will be made up of a range of initiatives which not only deliver more council housing but also address some of the challenges and dysfunctions of the market. The initiatives include:

- Buy back of former Council owned properties (Right To Buy Back or RtBB)
- General Fund property that lends itself to residential conversion
- Private Sector (PS) Empty Homes
- Community Premises
- Purchase S106 properties
- Develop Council owned garage sites and other sites where this is appropriate.

It is proposed that the council continue to work in partnership with KNH to identify and secure suitable land and property opportunities for a RtB receipts programme with a view to ensuring the council maximises the number of council houses built through this route.

- 3.39 **Land for people with Very Complex and Challenging Behaviour (see Appendix 2)**
- 3.40 The council is working with Calderdale, Kirklees, Wakefield and Barnsley in partnership with the National Health Service England (NHSE) which has allocated £1.975m capital grant from the Transforming Care Partnership (TCP) fund to develop a more appropriate housing, care and support model for 6 individuals who have who have profound learning disabilities and for whom there is a need for bespoke accommodation.
- 3.41 The land at Mayman Lane has been identified as being the most suitable location and size of site for this client group and the council is working with the only provider nationally – Maidstone Community Care and Housing (MCCH) which has any expertise and experience of this type of development to submit the detailed business case in August. MCCH is a registered charity and intends to own and manage the housing and the incumbent risks. MCCH recognises the council will have to competitively procure the care and thus they will have to bid for the care contract and ultimately may not be the care provider for their tenants and are comfortable with working with this model should they fail to win the tender.
- 3.42 As part of this submission and to secure the £1.975m as a firm allocation of funding, there is a requirement to start on site by March 2019, and hence, there is a requirement for a detailed planning submission to have been made by that date. MCCH are willing to undertake this work at risk on the understanding that in the unlikely event they fail to get consent, the council underwrites 50% of their costs. Given the long term benefits for both the outcomes achieved for these individuals, the value for money achieved from moving them from unsuitable and expensive hospital care and protecting the allocation of capital grant from the NHSE.
- 3.43 Finally, the bid to the NHSE requires the council and its partners to either gift the land or re-invest the land receipt as part of the its contribution to the capital costs. MCCH will raise debt capacity for any additional costs over and above the council's contribution and the grant. NHSE are currently discussing the capital contribution the council's partner authorities are prepared to make as part of this requirement.

It is proposed that:

- a) The council disposes of the land at Mayman Lane to MCCH for best consideration upon the grant of planning permission for the development of bespoke accommodation for individuals with profound learning disabilities;
- b) The Strategic Director, Economy and Infrastructure, in consultation with the Portfolio Holder, Adults & Independence is given delegated authority to negotiate and agree the terms for the disposal including the provision that the council will pay 50% of the costs incurred by MCCH in preparing a planning application in the event that planning is not granted;

- c) The council recycles the receipt generated as match funding for the Transforming Care Partnership bid by way of grant, which increases the chances of its success and hence the delivery of the bespoke accommodation;
- d) The Strategic Director, Economy and Infrastructure is given delegated authority to determine i) how much of the receipt received from the disposal can be used to constitute grant funding and ii) to negotiate and agree terms of the grant funding;
- e) The Service Director, Legal, Governance and Commissioning is given delegated authority for the council to enter into and execute i) any agreement and transfer and any other ancillary documents and agreements that relate to the disposal of the land and ii) to execute any grant agreement in relation to the grant funding

3.44 Land for people with Learning Disabilities (see Appendix 2)

3.45 There are currently approximately 25 adults with learning disabilities living in the Mencap residential care home at Castle Hall which is both costly in terms of the commissioned contract but also the home itself is in need of urgent investment resulting from the recommendations of a recent Care Quality Commission's (CQC) inspection. This is a council owned building and therefore repairing and maintenance liabilities sit with the capital programme and at an estimated cost of almost £1m, this does not represent a good use of council resources.

3.46 The land at Mirfield Depot has been identified as suitable for this purpose and Connect Housing - a Dewsbury based housing association - has been allocated grant from Homes England to develop 19 supported houses and is prepared to work at risk and pay market value for the land subject to planning which will contribute to the receipts target. The provider is bearing the cost of planning and the associated fees and the completed development will be owned and managed by Connect Housing including the support elements which in essence transfers revenue risk to them. This approach also releases the Castle Hall site for re-development in addition to delivering better outcomes for residents as well as reducing costs to the Council.

It is proposed that:

- a) The Council disposes of the land at Mirfield Depot to Connect Housing for best consideration conditional upon the grant of planning permission for the supported housing accommodation for individuals with learning disabilities;
- b) The Strategic Director, Economy and Infrastructure is given delegated authority to negotiate and agree the terms of the disposal;
- c) The Service Director, Legal, Governance and Commissioning is given delegated authority for the council to enter into and execute any agreement and transfer and any other ancillary documents and agreements that relate to the disposal of land at Mirfield Depot.

3.47 **Land for Mixed Tenure Mainstream Housing (see Appendix 2)**

3.48 Although development levels remain low, a pipeline of development is evident. A review of the planning pipeline completed across Kirklees in 2017 showed that there was land in Kirklees with planning permissions to provide approximately 8,000 dwellings but schemes have stalled for a variety of reasons. Considering how schemes can be unlocked is therefore a priority.

3.49 Whilst there is a clear 'need' for more homes, the average income of a Kirklees resident continues to challenge affordability particularly those on low incomes but increasingly those on intermediate incomes. Given sales values have only just reached pre-credit crunch levels, the margin for house builders and developers is restricted and feeds through into land value calculations given build costs have increased at above inflation rates.

3.50 This will have implications for local authorities promoting sites for development, either within their ownership or in locations where land values have remained static. Hence, more work will be needed to support developers/investors, perhaps taking a deferred land payment (on land in the ownership of the council) for example in locations where returns are more difficult to predict, as well as encouraging developers/investors to be innovative in the approaches they can offer to bring schemes forward.

3.51 **Options**

3.52 There are a number of models the council can employ to deliver the housing growth the district needs to satisfy unmet demand and create the residential offer that will make Kirklees an attractive place to live and work.

3.53 These are rehearsed below in the options assessment but before doing that it is important that the council is clear about what it wishes to achieve against which each of the options are assessed. It is proposed the following criteria are used to assess the most suitable delivery model. It should be noted that there won't any one model but will deploy the most appropriate and suitable one for each of the site packages.

Assessment Criteria

- Contribution to 1,000 homes on council owned land by 2023
- Pace of Delivery
- Quality of Place and home
- Mix of tenure
- Policy position for affordable housing
- Approach to Inclusion and Diversity
- Contribution to jobs and apprenticeships – social value
- Land at S123 valuation subject to planning
- Use of Innovation – build systems, flexibility and adaptability
- Level of council control
- Payment Mechanism – deferred, stage payment or on exchange/completion

- Willingness to work at risk to secure planning consent
- 3.54 These criteria will be weighted according to the nature of the site package, the level of council control and the opportunity that we would be seeking to take to the market to enable the council to assess expressions of interest.
- 3.55 **Options Assessment**
- 3.56 This is attached at Appendix 4 and, in summary, there are 6 options that could be employed to secure a delivery partner and whilst all are feasible, in the context of the urgency needed to satisfy the delivery test within the National Planning Policy Framework (NPPF), a number, namely, the Local Housing Company, Corporate JV and a full tender exercise through an existing framework present time risks that the council can ill-afford.
- 3.57 The National Planning Policy Framework (NPPF) housing delivery test requires council's to have delivered 75% (i.e. completions) of the Local Plan annual target on average over a rolling 3 year period by 2020. The cost of failure is that the council would be in a similar planning position as not having a 5 year land supply and hence the council would be vulnerable to planning applications on land not allocated for housing in the Local Plan.
- 3.58 Hence it is proposed the council releases land in distinct packages of blended risks of no more than 400-500 homes per package using either a Land Sale agreement (this is the "Land partnership" described in Appendix 4), Investment Vehicle or a hybrid of an existing framework to introduce competition and then agree a land sale with the successful partner.
- 3.59 In this model, the council is likely to work with several developers (using the selection criteria above) rather than a single delivery partner. This would spread the concentration risk, introduce a better range of products and tenures and would also demonstrate that Kirklees was a place where a number of housing organisations could operate rather than being a "closed shop" with one organisation. Through the land sale partnership model, the council's control is achieved through the planning system and with a carefully selected partner, it increases the likelihood of satisfying both the delivery test and the ambitions of the council to build 1,000 homes on council owned land by 2023.
- 3.60 However, for strategic sites where there is scale e.g. Bradley it is likely that the council will procure this through an established Framework such as Homes England's Delivery Partner Panel so that it has a greater degree of control over the timing, type and nature of the development.
- 3.61 **Risk**
- 3.62 As with any land development and disposal programme, there are risks to the Council in carrying out a programme of land disposals with the objective of achieving 1,000 new housing units by 2023.

- 3.63 The key risk is that on any given site the units are not actually built out. There are four key reasons why the units on any given site may not be built out which are:
- (i) Planning permission for development on the site is not granted; or
 - (ii) Planning permission for the site is obtained but the planning permission cannot be lawfully implemented because the site is subject to public rights (eg village greens) and/or private rights (e.g. rights of way);
 - (iii) The site is land banked by the developer; or
 - (iv) The developer incurs financial difficulties and is unable to build out the site
- 3.64 As far as i) is concerned, the risk can be mitigated by ensuring early dialogue with planners, pre-application meetings to achieve the alignment of the proposals to planning policy and what might or might not be regarded as acceptable. In addition the land sale would be subject to gaining planning consent and hence the site would continue to be council ownership.
- 3.65 As far as (ii) is concerned this risk can be mitigated by ensuring the council has identified any issues impeding development and make it available as part the information packs to prospective purchasers and in certain appropriate circumstances by the Council using its positive planning powers. However, it would be necessary for the private rights to be identified and for agreement to be reached on which party would pay the compensation to the third party with the benefit of the rights.
- 3.66 As far as (iii) is concerned this risk can be mitigated by the developer imposing a development obligation (through the land sale agreement) on themselves or offering a buy back option to the council in the event of any failure to develop. The imposition of a development obligation by the council would though mean that any disposal may be subject to the EU procurement rules which would have consequences as to the speed at which any disposal can be carried out. Positive obligations would be more appropriate on the larger strategic sites such as Bradley. A buy-back option would protect the council from non-delivery, however, has some of its own challenges (not insurmountable) for the developer's funders and could be costly for the council to exercise in the event of developer default.
- 3.67 As far as (iv) is concerned this risk can be mitigated by conducting robust due diligence and choosing developers that are in good financial standing.
- 3.68 The secondary risk is that the Council does not get paid for the land. This risk will arise if there is any form of deferred sale agreement and/or overage arrangement. This risk can be eliminated by requiring the payment of a full premium on completion or it can be mitigated by choosing a developer that has a good financial covenant.

3.69 **Supporting Economic Growth**

3.70 Kirklees is already an important driver within the regional economy and has ambitious plans in place to strengthen its economic position. The Kirklees Economic Strategy sets out the Council's ambition to unlock the potential of the district and develop an economy that will create jobs and prosperity.

3.71 Housing and regeneration activities will play an important role in realising this ambition, including by:

- Providing the volume of housing needed to accommodate a growing workforce and to retain a proportion of spend within the district, including to realise the Local Plan ambition to build 10,000 homes by 2023;
- Adjusting the mix of housing to ensure it responds to the needs of a growing economy for example, to satisfy the needs of lower income households and an ageing population to support the more efficient use of housing;
- Providing a supply of development sites suitable for both housing and employment uses, including well located brownfield sites;
- Supporting strategic growth locations that can make a significant contribution to realising growth ambitions;
- Creating direct employment opportunities in the construction sector to deliver new and improved stock;
- Improving existing housing stock, especially in terms of energy efficiency and ensuring that the use of finite resources is considered and minimised; and Investing in the skills required in the future to deliver modular housebuilding at scale

3.72 **Enabling Regeneration**

3.73 Economic, social and environmental regeneration is often required to improve the attractiveness of places and attract investment. Whilst Kirklees is relatively prosperous overall, there are areas that continue to require intervention to support regeneration and development goals.

3.74 In parts of the district, market conditions remain challenging and private investor confidence is low. In these areas there is likely to be a greater need for public sector investment to stimulate the private market, for example through joint development initiatives where public intervention can help to reduce the perceived risk to investors and enable developments to begin build out.

3.75 Delivery of the Housing delivery plan will support the achievement of regeneration objectives including through:

- Providing infrastructure to unlock brownfield development sites and the council can recoup this from the uplift in land value;
- The use of public assets (including land) to enable development;

- Site preparation works, including site remediation where appropriate;
- Place making interventions that can help to improve perceptions of areas;
- Returning vacant properties to active use; and
- In exceptional cases, limited site assembly to unlock development.

3.76 To achieve this, the council has identified a package of sites that will be made available to the market that contribute to this broader growth and regeneration agenda whilst accelerating housing supply to address the unmet needs identified. These sites will also aim to address the Children's Sufficiency Strategy which is indicating the preferred model for children's homes in the future will be provided for in small group homes of a domestic nature integrated into wider developments i.e. a 4 bedroomed house. The land identified is shown in Appendix 2

It is proposed these sites are prepared for the market as blended risk packages by land sale agreement (at unrestricted market value) and or partnering with an investment vehicle for best consideration with strategic partners. As described in paragraph 3.14 the 'blended risk' approach is essentially a package of sites that contains low, medium and higher value sites. In this way, some of the sites that might be less attractive to the market will also developed..

3,77 **Land for Design Innovation Competition - the Kirklees Housing Standard**

3.78 As part of the Council's ambition to innovate and deliver new housing through the use of non-traditional build technologies, that delivers a development which drives higher standards, promotes low carbon living and one that is flexible and adaptable to the changing needs and circumstances of households using off-site manufacturing systems, it would be appropriate for the council to hold a design competition to pilot the deliverability and measure the impact of this type of housing.

3.79 The detail brief for this competition needs to be worked up and it is intended that this is done in partnership with Homes England, Huddersfield University's School for the Built Environment and Kirklees College.

3.80 The criteria for assessment for this competition have yet to be finalised and the council will need to determine the appropriate balance between price and quality it wishes to achieve. The winning proposal will be judged against these criteria by a panel of judges drawn from the council, its partners and potentially an industry expert.

It is proposed that:

- a) The council holds a design competition to pilot this on an appropriate site in the ownership of the council;
- b) The Strategic Director, Economy and Infrastructure, is given delegated authority to identify the most appropriate site and agree the parameters of

- the design competition in conjunction with the portfolio holder, Adults and Independence;
- c) The Cabinet receives a future report on the outcome of the competition, approve the partner selection and the terms of the land disposal so that the winning scheme is built out.

3.81 **Delivering a Low Carbon Economy**

3.82 Kirklees's commitment to reducing carbon emissions must be recognised in the delivery of housing and regeneration activities. It is a central strand of the Council's policies and is recognised across partner activities. Low carbon objectives are also becoming increasingly important at a national level, including the development of more low carbon homes. Taking steps to deliver low carbon homes is therefore essential in creating homes that keep energy costs low in order to tackle fuel poverty as well as reducing the carbon footprint.

3.83 Delivery of activities through the Housing delivery plan will contribute to this agenda by:

- Promoting stock improvements to improve energy efficiency
- Encouraging energy efficient building methods wherever possible and supporting the delivery of low carbon housing;
- Enabling the provision of utilities infrastructure (including district heat networks) where necessary to support priority new development schemes; and
- Supporting development in priority development locations that are well served by transport infrastructure and/or are in close proximity to employment areas.

3.84 Improvements to the energy efficiency of homes can also generate wider benefits. For example, the link between warm homes and improved health are well documented, particularly amongst older households. Such benefits can generate wider savings for Kirklees, for example reducing healthcare costs and pressures on service provision, which can support wider local policy objectives.

3.85. **Creating the Environment for Growth**

3.86 There is strong recognition that housing and regeneration activities need to be planned alongside other interventions to achieve their greatest impacts. This includes the need to create an environment for growth that delivers infrastructure and new development to cater for a growing population and household numbers and to consider the need for place making interventions alongside direct housing interventions.

3.87 A series of priorities have been identified through work in Kirklees to date, including:

- Establishing transport infrastructure that connects businesses and the workforce within the district and to opportunities outside the area in the wider city region;
- Facilitating digital connectivity, to ensure the area benefits from competitive connections;
- Delivering key investments to support business and improve the overarching attractiveness of the district as a place to live, quality of life and the residential offer
- Supporting the distinct roles of different parts of the district and assisting all areas to secure private sector investment.

3.88. **Recognising the Economic Contribution of Housing**

In addition to making a strong contribution to strategic objectives, delivery of the Housing delivery plan will have a lasting impact on the economy of Kirklees. The economic impact of new housing development is well documented; generating direct employment, supply chain benefits and training initiatives for young people through apprenticeships are key features.

3.89. **The Economic Role of the Construction Sector**

3.90 The construction industry is an important part of the Kirklees economy, and its distribution across the geography makes it an important source of local employment and providing important opportunities for young people to learn a trade, with many of the major house builders committed to creating the workforce of the future.

3.91 It is estimated that an additional £1 of demand for construction activity generates £2 of economic output through direct and indirect multipliers. This ratio is greater than for sectors such as banking and finance (£1.60) and real estate (£1.50) and construction profits are more likely to remain in the UK due to the relatively small number of foreign-owned firms in the sector. Similarly, research has found that every £1 spent on construction output generates almost £3 in total economic activity.

3.92 Across the North of England, the Northern Housing Consortium estimate that housing organisations alone support £10.3bn of expenditure and 116,000 jobs. The LEP estimates that the construction of 2,000 extra homes will require construction expenditure of £160m, generating £454m for the economy.

3.93 **Supporting Wider Growth**

3.94 National Housing Federation research suggests that for every new home built in the district 1.6 jobs will be created, rising to 2.4 jobs for every affordable home built. Once new homes are occupied, they also provide opportunities to capture higher levels of expenditure within the local economy, for example through household expenditure in shops and use of local services.

- 3.95 The role that housing can play in catalysing sustainable economic growth is well documented and, amongst other things, it can support economic and social mobility, create attractive locations for skilled labour and support vulnerable groups, all of which support economic prosperity.
- 3.96 The Role of Housing in the Economy study commissioned by the Homes and Communities Agency (2010), further highlighted a range of economic contributions, including housing's macro-economic role (the sector's overall national economic multiplier is one of the highest), housing wealth impacts on consumption and the role of the market in supporting labour mobility (e.g. growth of the private rented sector).

4.0 Implications for the Council

4.1 Early Intervention and Prevention (EIP)

The principles that have underpinned the proposed delivery plan, particularly for the Specialist Accommodation, are based on work with social care colleagues and partners to ensure new developments seek to maximise the independence of people by providing supported housing in more appropriate settings and hence delay the need for more intensive or costly services.

In addition, the proposals seek to prevent and alleviate homelessness by addressing the sufficiency agenda by providing more appropriate housing (temporary and long term) and enabling people to manage sustainable tenancies

One of the key objectives of the plan is to create Quality Places through the careful planning of green infrastructure and open spaces as well as the design of the home itself which has a known positive impact on health well-being.

4.2 Economic Resilience (ER)

By delivering well designed, flexible and adaptable homes the housing delivery plan will contribute to economic growth, create jobs and apprenticeships both in mainstream construction but also in other sectors such as care and housing support.

A good quality residential offer in attractive places will help to retain and attract economically active people who work in Kirklees as well as those that commute to the major urban centres of Leeds, Manchester and Sheffield.

4.3 Improving Outcomes for Children

The plan has been developed in conjunction with a wide cross section of the council including Children's Services and the emerging Sufficiency Strategy.

The housing delivery plan has a clear focus on ensuring the housing environments we create give children the best start in life.

The proposals contained in this report include for initiatives such as strengthened 'wrap-around' support for Care Leavers, better and smaller children's homes in domestic settings woven and integrated to mainstream developments and through better provision for older people releasing under-occupied properties for families and their children to live in.

They will also have educational benefits by providing skills training and involving and engaging school children in the construction process and where housing growth leads to new school provision.

4.4 Reducing demand of services

Whilst housing growth leads to population growth and hence, it can be argued the effect of these proposals would be to increase demand on services, this growth comes with a growth in income for the council in council tax and new homes bonus.

However, these proposals will impact on more intensive, high cost services such as residential and nursing care through the provision alternative models such as Extra Care Housing for older people.

4.5 Legal/Financial or Human Resources

The sale of land generates receipts for the council and as such the council has a previously agreed financial target for receipts from the sale of land and property. This was predicated on a previous strategy of disposals at auction and where appropriate procuring a development partner. The new strategy and delivery model for the council's owned land as proposed in this document has an impact on the receipts profile which is currently being mapped out.

Some of the sites in the programme will require upfront infrastructure or de-risking investment and as such the council had been actively bidding for resources to both local and national funding 'pots' and has applied for grant on Ashbrow (£2.3m) and successfully been shortlisted for Dewsbury Riverside (£22.5m) and is now in the detailed due diligence phase.

The council has been advised by the regional office of Homes England that allocations of grant for infrastructure works on the sites at Soothill and the Waterfront from the Accelerated Construction Programme will be made and the council is awaiting the formal offer letter Cabinet will be updated as necessary if there has been any progress relating to this before the cabinet meeting to help inform their decision.

In the budget round 2018/19, the council has allocated £0.5m revenue (£250k for specialist and £250k for mainstream) to progress the sites. Over the course of the last 3 months, officers have been refocused so that there is a dedicated housing delivery resource and there has been recruitment of 3 posts that has brought in additional capacity and capability. Whilst this creates some project management capacity and a dedicated team, the scale of the ambition and the pace at which it needs to be delivered will require the council

to build additional capability, more specifically additional development expertise to negotiate the deals.

The size of this additional capacity and capability is dependent on the number of land packages and the new operating model for the Economy and Infrastructure Directorate and where capacity can be released it will be refocused onto delivery of the council's housing ambitions.

Officers are currently working on the overall skill and capability that the council already has in its housing, legal, finance and related teams, the size and complexity of each of the packages, the resource required to deliver and the gap taking into account the above. Officers are also exploring how any additional resource that may be required can be funded either through capitalisation or other routes that will be considered as part of the forthcoming budget round.

In addition to development expertise, one major gap that has been identified is the need for more legal resource at the appropriate times. The support required cuts across several disciplines including LLPs, SPVs and packaged land transactions with development agreements as well as procurement matters and State Aid. This will need to be met through a combination of the existing team supplemented by additional staff and / or using solicitors on the existing West Yorkshire (WYLAW) legal framework, This will be done as timescales for the projects and work demands are worked up.

The report recommends that much of the decision making on projects moving forwards is delegated to the Strategic Director – Economy and Infrastructure. One of the next steps to support that role will be to set up appropriate governance structures to enable that decision making to be done effectively and transparently with support from a dedicated team of officers supplemented by external support where needed.

5.0 Consultees and their opinions

There has been significant market engagement that has already been conducted and Officers have engaged with ward members on sites in their wards and their feedback is contained in Appendix 3. As an indicative plan it is proposed:

- Full Council debate at the September 2018 Council meeting to adopt the Housing Strategy
- A Housing Summit to launch the council's plans – essentially to say to the market 'we are open for business' – on 19th September 2018 at which the Chief Executive and/or the Leader of the council alongside the Chief Executive of Homes England will be the keynote speaker(s).
- Prepare and take land to the market for disposal and development, the first of which is anticipated for early in 2019.

6.0 Inclusion and Diversity

The proposal contained in this delivery plan intend to cover a multitude of needs and demands ranging from people with learning and physical disabilities to affordable and market rented housing to market sale housing at a range of sizes and prices. The housing developed will enable young and old alike to access good quality homes. The proposals will also create opportunities for skills training, apprenticeships and jobs in the construction industry but also in the housing support and care sectors.

As each package is developed there will be a need to carry out Equality Impact Assessments on the proposals and ensure the council complies with its equality duty.

7.0 Next steps

If approved the next steps will be to prepare the land for the market and will include:

- Appraising the sites and commissioning site surveys
- Appraising the viability of the sites
- Appointing property and legal advisors where in-house capacity is constrained
- Creating a virtual data room for interested purchasers
- Develop Heads of Terms
- Invite expressions of interest
- Select appropriate partner
- Agree valuations post planning consent
- Establish appropriate governance arrangements to support the Strategic Director in decision-making and to ensure there is an appropriate level of oversight of the Housing Land Disposal and Development Programme and the individual projects it consists of.

8.0 Officer recommendations and reasons

It is recommended that Cabinet consider the approach and agree:

- a) The proposal for a programme of housing land disposals and development to enable the delivery of the council's strategic ambition for more affordable housing, specialist accommodation, Right to Buy receipts programme (as described in paragraphs 3.33- 3.38) and for mainstream mixed tenure housing. Also, note that the council is at an early stage of site analysis and so a degree of flexibility will be needed as more becomes known about site feasibility and constraints and the finalising of the local plan

- b) The proposal to work with an identified specialist partner as set out in paragraphs 3.39 – 3.43 to deliver new provision for people with very complex and challenging behaviours currently living in hospital;
- c) The proposal to work with an identified partner to develop supported housing for adults with Learning Disabilities as set out in paragraphs 3.44-3.46 currently living in the Mencap scheme at Castle House;
- d) The proposal to run a design competition as set out in 3.77-3.80 on an appropriate site in the ownership of the council including that the Strategic Director, Economy and Infrastructure is given delegated authority to identify the most appropriate site and the parameters of the competition.
- e) The Strategic Director, Economy and Infrastructure in consultation with Portfolio Holder for Adults and Independence is given delegated authority to determine the blended packages, the selection of partners and negotiate and agree the terms of the disposal (as described in paragraphs 3.15- 3.80) subject to:
 - detailed due diligence and business case viability; and
 - appropriate governance arrangements to ensure oversight of the programme and the individual projects within it.
- f) The Cabinet receives periodic updates to report on the progress and performance of the Land Disposal and Development Programme.

9.0 Cabinet portfolio holder's recommendations

These proposals have been carefully considered and are evidence based. The delivery of this plan will meet many of the unmet needs of a range of Kirklees residents through a mixed tenure approach that will create attractive places for people to live and work. I am fully supportive of the recommendations.

10.0 Contact officer

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11.0 Background Papers and History of Decisions

Appendix 1 - Use of Compulsory Purchasing Powers

Appendix 2 - List of sites

Appendix 3 - Summary of Councillor Comments received

Appendix 4 - Options Appraisal

12.0. Service Director responsible

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Appendix 1

THE USE OF COMPULSORY PURCHASE POWERS PURSUANT TO THE TOWN AND COUNTRY PLANNING ACT 1990

INTRODUCTION

A local authority may make use of compulsory purchase powers provided the acquisition falls within a power provided by legislation. There are a number of powers in various statutes, each of which specify a particular purpose for which land can be acquired. Some powers are quite specific, whereas others are more general. Acquiring authorities are advised to use the most specific power available, relying only on a general power where it is unavoidable.

Compulsory purchase is intended as a last resort to secure the assembly of land needed for the implementation of projects. This does not mean that the acquiring authority must wait for negotiations to break down before starting the compulsory purchase process. Given the amount of time required to complete the compulsory purchase process, it is sensible to initiate formal procedures whilst negotiations are still in progress.

MINISTERIAL POLICY REQUIREMENT

Ministerial policy requires that a compulsory purchase order may only be made if there is a “compelling case in the public interest” This long standing requirement also encapsulates the requirements of the European Convention on Human Rights. The main rights which may engage in a compulsory purchase situation is under Article 1 of the First Protocol. This provides that every person is entitled to the peaceful enjoyment of their property and possessions except in the public interest and subject to the conditions provided by law. When this Article is engaged the question will arise as to whether the interference by the public authority is justified. This will involve a balancing exercise which compares the competing interests of the public good on the one hand, and the rights of the landowner on the other. The test is whether a fair balance is struck between the competing interests.

JUSTIFICATION FOR MAKING AN ORDER

When considering whether to pursue a compulsory purchase order, it is for the acquiring authority to decide how best to justify its proposals, which it may need to defend at a public inquiry. The more comprehensive the justification, the greater the likelihood that the order will be confirmed. If the acquiring authority cannot demonstrate that all necessary resources and consents are in place to achieve the completion of the scheme within a reasonable timescale, the harder it will be to convince the Secretary of State that confirmation of the order is in the public interest. It follows that an acquiring authority must demonstrate that the financial resources to complete the project is available. It is also desirable to have obtained any necessary planning consents, before the CPO process is engaged. Only in exceptional circumstances is the Secretary of State likely to confirm an Order if there is little prospect of implementing the scheme within the statutory timeframe. The acquiring authority should also be ready to address whether there is likely to be any impediment to implementing the scheme such as infrastructure or accommodation works which will be required before the scheme is implemented.

TOWN AND COUNTRY PLANNING ACT POWERS

I am now in a position to understand more fully the purposes behind the wish to exercise compulsory purchase powers in this instance. My understanding is that there are plans to regenerate Dewsbury Town Centre by acquiring buildings for occupation. There is a key spatial priority within the Leeds City Region Strategic Economic Plan to take the proposal forward. From the information I have been provided with, it would appear that the most appropriate power for a compulsory purchase in this instance is section 226 of the Town and Country Planning Act 1990 ("the Act"). This enables local authorities to acquire land compulsorily for development and other planning purposes. This is a positive tool intended help acquiring authorities to assemble land, where this is provided for in a local plan or where there are strong planning justifications. In this instance the appropriate power would fall within section 226(1)(a) of the Act which enables acquiring authorities with planning powers to compulsorily acquire land if it will facilitate the carrying out of development, redevelopment or improvement in relation to the land being acquired, and it is not certain the authority will be able to secure the land by agreement. The wide power of section

226(1)(a) is subject to the restriction that the acquiring authority must not exercise the power unless it believes the proposal is likely to contribute to achieving the promotion or the improvement of the economic, social or environmental well-being of the area. This is not necessarily restricted to the area which is actually being compulsorily acquired. That said it would be necessary to obtain more details of the proposed project before a definitive answer can be provided on the most appropriate power and I have not discounted the powers to compulsorily acquire land under the Housing Act.

The Council has made several compulsory purchase orders under planning powers in recent years. It also compulsorily acquired Pioneer House in Dewsbury Town Centre under the Listed Building Act as a listed building in need of repair.

The compulsory purchase process is not a swift one even when there are no objections to the Order. In that event the acquiring authority may itself confirm the Order rather than submitting it to the Secretary of State for confirmation. It can take up to 12 months from obtaining Cabinet approval to confirmation of the Order. However if there is an objection the matter would usually be determined by a public inquiry which could add a further 6-12 months to the process.

It should be noted that the compulsory purchase procedure is not confined to the legal process. A lead regeneration officer is appointed to oversee the process. This person would be responsible for co-ordinating the process and would draft and present the Cabinet report, seeking the authority to pursue a compulsory purchase order. That person would be responsible for preparing a "statement of reasons" for making the Order. This is the document that the Secretary of State would consider when deciding whether to confirm the Order.

A surveyor would be required to undertake "referencing" which entails identification of all qualifying interests in the land to be acquired. The surveyor would also be responsible for producing the Order Plan in a format specified by regulations and would prepare a schedule of land to be acquired to annexe to the Compulsory Purchase Order. The surveyor would be

responsible for attempting to secure the land by agreement throughout the compulsory purchase process.

Legal Services would liaise with the lead officer and surveyor in the preparation of the Cabinet report. It would assist in producing the statement of reasons, draft the Order and produce documents to be submitted to the Secretary of State. In the event the Order was confirmed it would prepare the notice to treat or vesting declaration which vested legal title in the land to the acquiring authority. It is too early to determine whether the compulsory purchase would be undertaken in-house. However Legal Services has a framework arrangement with external solicitors so there would be no obstacle in respect of progressing the Order in the event it was not undertaken in-house.

PROCEDURAL STEPS

The following are the steps involved in a typical compulsory purchase:

- (i) The acquiring authority resolves to make a compulsory purchase order to acquire the (defined) land for a particular purpose, pursuant to a specific statutory power;
- (ii) The acquiring authority prepares a list of all “qualifying persons” which includes owners, lessees, tenants and occupiers of land proposed to be acquired so they can be traced and served with notice;
- (iii) The authority makes an Order under seal, in the prescribed form describing the land by reference to a map and listing owners, lessees, tenants and occupiers and any other qualifying persons;
- (iv) The authority must publish a notice stating the order has been made and is about to be submitted to the Secretary of State for confirmation in at least one local newspaper for two successive weeks and must display a site notice in a prescribed form on, or near the land. The authority must also serve a notice stating the effect of the order on every owner, lessee, tenant and occupier and that the notice is about to be submitted for confirmation. The notice must state how, and when objections to the order can be made;
- (v) Providing the notice requirements have been complied with; the confirming authority may confirm the order with or without modification where:-

- (a) no relevant objection is made by any qualifying person, or if such objection is withdrawn; or
- (b) following a public inquiry if objections have not been withdrawn
- (vi) In the event that the notice is confirmed the order must be published in a prescribed form by the acquiring authority, in at least one local newspaper circulating in the area and a site notice must be displayed on or near the land. A like notice and a copy of the confirmed order must be served on all persons on whom the original notice was served;
- (vii) Challenges to the validity of the Order on the grounds that it is not within the statutory authority, or that there has been no-compliance with a relevant requirement may be made to the High Court. However this must be done within six weeks from the first publication of the notice of confirmation and it can only be brought by a “person aggrieved” by the order.

If a compulsory purchase order is confirmed the Order becomes “operative” on the date that the confirmation notice is published in the local newspaper. The next step is to serve a “notice to treat” or a “notice of intention to make a general vesting declaration” to obtain legal title to the land.

COMPENSATION

The valuation of the interest in the acquired land will be based on the following Heads of Claim:

- **The Value of the Land Taken** – the market value of the land required for the scheme plus the additional items of compensation comprising;
- **Severance & Injurious affection** – depreciation in value of the retained land when only part of the land holding is to be acquired. Severance occurs when the land acquired contributes to the value of the land which is retained, so that when severed from it, the retained land loses value. Injurious affection is the depreciation in the value of the retained land as a result of the proposed construction on, and use of, the land acquired by the acquiring authority for the scheme. Compensation is claimable both for the construction of the works and their subsequent use.

- **Disturbance** – an investment owner has the right to recover incidental costs in particular circumstances, but normally only available to occupiers of the property. It will comprise the costs & losses incurred as a result of being disturbed from occupation of the property or land. It will include temporary loss of profits
- **Fees** – Surveyors fees incurred in preparing and negotiating a compensation settlement together with solicitors fees for conveyancing.
- **Loss Payments** – Property investors and business owner occupiers who meet the qualifications can claim a Basic Loss Payment. This payment is calculated at 7.5% of the value of an interest up to a maximum sum of £75,000. In addition, an “occupier”, whether they be an owner occupier or a business tenant (subject to qualification criteria) may also be entitled to an Occupier Loss Payment. This payment equates to an additional 2.5% of the value of the interest, or £25 per sq m of building taken (or £2.50 per sq m of land) subject to a minimum sum of £2,500 and a maximum payment of £25,000.

The above is an outline of the relevant steps involved in acquiring land by compulsory purchase and does not list every stage of the process.

FULL LIST OF SITES - APPENDIX 2

Site Name	Ward	Councillors	Gross Area Ha	UDP	Post Code	Specialist	timetable
Land north Ashbrow Road	Ashbrow	James Homewood, Amanda Pinnock & Harpreet Uppal (L)	4.65	Housing	HD2 1DU	Extra Care	1
South of, Ravensthorpe Road / Lees Hall Road, Dewsbury	Dewsbury South/Mirfield	Masood Ahmed, Gulfam Asif & Nosheen Dad (L)/Martyn Bolt, Vivien Lees-Hamilton & Kath Taylor (C)	27	Housing/Urban Greenspace	WF12 0RT		1
Land to the east of Netheroyd Hill Road, Cowcliffe	Ashbrow	James Homewood, Amanda Pinnock & Harpreet Uppal (L)	1.99	Provisional Open Land	HD2 2LX		2
Land north of Deighton Road, Deighton	Ashbrow	James Homewood, Amanda Pinnock & Harpreet Uppal (L)	2.52	Urban Greenspace	HD2 1JP		2
Common Road, Batley	Batley West	Gwen Lowe (L), Marielle O'Neill & Shabir Pandor (Labour & Cooperative)	0.66	Housing	WF17 7RB	SAHP	2
Raikes Lane, Birstall	Birstall & Birkenshaw	Robert Light, Elizabeth Smaje & Mark Thompson (C)	2.16	Housing	WF17 9QU		2
Land Adjacent to Kenmore Drive (Rooks Avenue), Cleckheaton	Cleckheaton	John Lawson, Andrew Pinnock, Kath Pinnock (L D)	1.68	Housing	BD19 3EJ	Extra Care	2
Land Adjacent to Highmoor Lane, Hartshead, Liversedge	Cleckheaton	John Lawson, Andrew Pinnock, Kath Pinnock (L D)	1.62	Urban Greenspace	BD19 6LW	Extra Care	2
Land NW of, Gordon Street, Slaithwaite	Colne Valley	Donna Bellamy (C) Nell Griffiths & Rob Walker (L)	0.82	Housing	HD7 5LH		2
Woods Avenue, Marsden	Colne Valley	Donna Bellamy (C) Nell Griffiths & Rob Walker (L)	0.23	Not allocated	HD7 6LA	SAHP	2
Nabcroft Lane	Crosland Moor & Netherton	Erin Hill, Manisha Roma Kaushik & Mohammad Sarwar (L)	0.49	Not allocated	HD4 5EP	SAHP	2
Smithy Parade, Thornhill, Dewsbury	Dewsbury South	Masood Ahmed, Gulfam Asif & Nosheen Dad (L)	0.62	Not allocated	WF12 0HL		2
Land east of, Heckmondwike Road, Dewsbury Moor, Dewsbury	Dewsbury West	Mumtaz Hussain, Darren O'Donnovan & Mussarat Pevaiz (L)	1.79	Provisional Open Land	WF13 3PH		2
RM Grylls, Windy Bank Lane, Cleckheaton	Liversedge & Gomersal	Michelle Grainger-Mead, David Hall & Lisa Holmes (C)	3.6	Urban Greenspace/Greenbelt	WD15 8EX		2
Mowat Court, Hightown	Liversedge & Gomersal	Michelle Grainger-Mead, David Hall & Lisa Holmes (C)	0.35	Not allocated	WF15 8LN	SAHP	2
Flash Lane, Mirfield	Mirfield	Martyn Bolt, Vivien Lees-Hamilton & Kath Taylor (C)	2.29	Housing	WF14 0PJ		2
Kitson Hill Crescent, Mirfield	Mirfield	Martyn Bolt, Vivien Lees-Hamilton & Kath Taylor (C)	0.26	Not allocated	WF14 9ER	SAHP	2
Former Mirfield Depot	Mirfield	Martyn Bolt, Vivien Lees-Hamilton & Kath Taylor (C)	0.2	Not allocated	WF14 8AX	Spec Acc	2
Land at former Stile Common School, Plane Street, Newsome	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	0.94	Not allocated	HD4 6DF	SAHP	2
Waterfront	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	1.21	Not allocated	HD1 3FJ		2

Site Name	Ward	Councillors	Gross Area Ha	UDP	Post Code	Specialist	timetable
Blue Bell Hill/Bagden Lane, Newsome, Huddersfield	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	1.6	Provisional Open Land	HD4 6JZ	SAHP	2
Off Fox Royd Drive, Mirfield	Mirfield	Martyn Bolt, Vivien Lees-Hamilton & Kath Taylor (C)	0.12	Not allocated	WF149ER	SAHP	2
Land north of Bradley Road, Bradley, Huddersfield	Ashbrow	James Homewood, Amanda Pinnock & Harpreet Uppal (L)	20	Housing/Urban Greenspace	HD2 1RD	Extra Care	3
Land off, Soothill Lane, Lower Soothill, Batley	Batley East	Mahmood akhtar, Fazila Loonat & Habiban Zaman (L)	15.19	Housing	WF17 6EU	Extra Care	3
Wards Hill, Batley	Batley East	Mahmood akhtar, Fazila Loonat & Habiban Zaman (L)	0.55	Not allocated	WF17 5HZ		3
Land Adjacent, Mayman Lane, Batley	Batley West	Gwen Lowe (L), Marielle O'Neill & Shabir Pandor (Labour & Cooperative)	1.19	Not allocated	WF17 7TA		3
Land to the east of, Upper Clough, Linthwaite, Huddersfield	Colne Valley	Donna Bellamy (C) Nell Griffiths & Rob Walker (L)	1.54	Provisional Open Land	HD7 5PF		3
Cliffe Street, Dewsbury	Dewsbury East	Eric Firth, Paul Kane & Cathy Scott (L)	1.36	Not allocated	WF13 1RD		3
Land to the East of, Main Avenue, Cowlersley, Huddersfield	Golcar	Christine Iredale (L D) Richard Murgatroyd & Hilary Richards (L)	2.18	Housing	HD4 5US		3
Land east of Fern Lea Road	Lindley	Cahal Burke, Richard Eastwood (L D) Gemma Wilson (L D)	0.84	Housing	HD3 3JZ		3
Former Gomersal Primary School, Oxford Road, Gomersal	Liversedge & Gomersal	Michelle Grainger-Mead, David Hall & Lisa Holmes (C)	1.42	Greenbelt	BD19 4JR		3
Land south of Cambridge Road, Huddersfield	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	1.27	Not allocated	HD1 5BW		3
Land south east of Blue Bell Hill, Newsome, Huddersfield	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	0.78	Not allocated	HD4 6LF	SAHP	3
Land Adjacent Orchard Terrace, Newsome, Huddersfield	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	0.516	Not allocated	HD4 6DA		3
Land north of Fenay Lane, Almondbury, Huddersfield	Almondbury	Judith Hughes(L) Bernard McGuin (I) Alison Munro (L D)	10.05	Greenbelt	HD8 0AR	Extra Care	4
Land South of St Thomas Gardens, Bradley, Huddersfield	Ashbrow	James Homewood, Amanda Pinnock & Harpreet Uppal (L)	0.95	Unallocated	HD2 1SL		4
Land Adjacent Mayman Lane, Batley	Batley West	Gwen Lowe (L), Marielle O'Neill & Shabir Pandor (Labour & Cooperative)	0.56	Not allocated	WF17 7TA	Spec Acc	4
Red Laithes Court, Red Laithes lane, Ravensthorpe, Dewsbury	Dewsbury West	Mumtaz Hussain, Darren O'Donnovan & Mussarat Pevaiz (L)	0.45	Unallocated/Housing	WF13 3DB		4
Land north of Jackroyd Lane, Newsome, Huddersfield	Newsome	Karen Allison, Andrew Cooper & Julie Stewart Turner (G)	1.06	Provisional Open Land	HD4 6NA		4
Land North of Flint Street	Ashbrow	James Homewood, Amanda Pinnock & Harpreet Uppal (L)	1.29	Not allocated	HD1 6LG		7
Land East of Thewlis Lane, Crosland Hill, Huddersfield	Crosland Moor & Netherton	Erin Hill, Manisha Roma Kaushik & Mohammad Sarwar (L)	14.11	Unallocated/Provisional Open Land	HD4 7FL		8

HOUSING DELIVERY PLAN - SUMMARY OF COUNCILLOR COMMENTS RECEIVED

APPENDIX 3 TO CABINET REPORT

Background

In June, Ward councillors were advised that a report on the Housing Delivery Plan was being prepared for consideration by Cabinet in August and were provided with information about council owned sites in their wards that were to be included in the Cabinet report. Their feedback was sought.

Almondbury Ward

Cllr Judith Hughes (LAB) - H1679 - Fenay Lane Almondbury

- Feels there is a need for extra care and new housing in the area especially affordable & social housing.

Cllr Alison Munro (LIB DEM) - H1679 - Fenay Lane Almondbury

- As part of the site is a BAP priority wildlife habitat network, Cllr Munro cannot agree to the entire site being developed if this will result in the destruction of the wildlife habitat
- A public right of way crosses the site which should be maintained
- Most of the site is on a hill and unsuitable for older people in an extra care scheme
- No houses should be built until there are sufficient places at local schools, Dr's surgeries and dental practices.
- The Penistone Rd corridor will be overwhelmed with traffic, leading to even more queuing at nearby junctions and increases in traffic pollution and related health issues.
- Requested clarification on the process regarding pre-applications - will there be a meeting (and if so when) where residents represented by their ward councillors and councillors who previously raised objections to development can voice their concerns to the site.
- Asked to see report that's going to Cabinet and if she could make a written representation
- Requested various information on the pre-app process and asked that she be invited to the pre-application meeting and asked if residents can be informed.

Cllr Bernard McGuin (CON) - H1679 - Fenay Lane Almondbury

Raised various objections:

- The area has wildlife that has to be identified and protected
- Existing traffic problems in the area mean it would be hard to identify an access to the area which would not further exacerbate the situation
- The area has drainage problems and any work could make matters worse
- The nature of the site would make it difficult to put in an extra care scheme

Feels developers always claim that affordable houses or extra care facilities are expensive and will eat into their profits so has doubts that the number of homes envisaged will actually be built. If building does eventually arise, he would expect strict controls and conditions to be put on the developers.

Ashbrow Ward

Cllr James Homewood (LAB) & Cllr Harpret Uppal (LAB) - All 5 sites in Ashbrow Ward

- Cllr Homewood requested clarification on timescales for development
- H1747 - Land north of Bradley Road - councillors are concerned about this site as parts of it are currently used as a golf course and how it will be ensured that any land sold will be developed in line with site master-planning. Also a need to address the type of housing built (e.g. social and affordable housing). Feel it is imperative that the golf course remains a functioning 18 hole course as long as possible. Cllr Uppal also commented that infrastructure needs to be in place to support the homes and air quality and public transport considerations need to be taken into account.

Batley East Ward

Cllr Habiban Zaman (LAB) and Cllr Mahmood Akhtar(LAB) - H758 Land off Soothill Lane & H1938

Wards Hill Batley

- Requested a briefing and met Naz Parkar and Joe Tingle in Batley Town Hall Thurs 28th June.
- Soothill Lane site - Supported development and felt there is a need for 4/5 bed homes. Didn't see the site being suitable for an extra care scheme due to its location and topography. Main concern was the impact on the highways and highway safety.
- Wards Hill - In favour of the development of this site. Would like to see a small supported living scheme there.

Batley West Ward

Cllr Gwen Lowe (LAB & COOP) - H1696 and H1702 - Land adjacent to Mayman Lane, Batley

- Pointed out that Mayman Lane is in Batley and not Mount Pleasant Batley.

Birstall & Birkenshaw Ward

Cllr Robert Light (CON) & Cllr Mark Thompson (CON) and Cllr Elizabeth Smaje (CON) - H761 Raikes Lane, Birstall

- All Birstall & Birkenshaw councillors do not support development or disposal of this land as it is open space in the centre of Birstall and is an important part of the conservation area. They feel it should be retained as such.
- Cllr Smaje commented that Raikes Lane is narrow and could not cope with the extra traffic that would result from the development. It is also partly cobbled and is blocked halfway down therefore this could put more traffic through the Fieldhead estate. Also the land is on a hill and higher than existing properties on the Wesley Close/North Terrace side.
- Cllr Smaje commented with regard to the proposed sale of a second piece of land on Raikes Lane, opposite the larger land area designated for housing. I do think that they should have been on the same cabinet report so that it is clear that the council is proposing two sales of land in close proximity to one another. My comments are similar to those sent in for the report for the larger piece of land proposed to be sold by the council. The cumulative effect of both need to be considered. The land sits within the Birstall Conservation Area and forms part of the green open space. It sits next to a site with a Grade II listed building on, together with curtilage buildings, and sits directly on the junction of the cobbled Mount and Raikes Lane. If the council sells this land what guarantees do we have that it will remain green space, what protections can be put in place. If the answer is none then this land should remain in council ownership. Green space in Birstall is slowly being eroded by the selling of land by the council in this important conservation area.

Colne Valley Ward

Cllr Rob Walker (LAB) - 3 Colne Valley Sites

- Requested briefing and met Naz Parkar and Alan Seaman on Monday 2nd July.
- Woods Avenue, Marsden - happy that affordable homes are to be delivered on the site - has concerns about house prices in the local area. Mentioned a desire line crossing the site.
- Gordon Street, Slaithwaite - Felt access to the site could be an issue. There are some old garages across from the site - perhaps they could be removed to facilitate site access.
- Upper Clough, Linthwaite - Likely to be contentious as the site is currently a pleasant open space. Accepts principle of development but has concerns about the nature, design, quality and mix of the new homes. Raised an issue about the lack of parking for the terrace opposite resulting in cars parking in an area marked out as pedestrian footway which is dangerous. The development of the site may therefore need to include highway improvements.

Dewsbury East Ward

Cllr Eric Firth (LAB) & Cllr Cathy Scott (LAB) - H1937 Cliffe Street, Dewsbury

- Cllr Firth enquired as to where the displaced cars that use Cliffe St car park will go and where the market traders will Park.

- Cllr Scott requested information on who has been consulted about the proposals and what percentage of the site will be given up for Housing.

Dewsbury South Ward

Cllr Masood Ahmed (LAB) - H1754 Smithy Parade, Thornhill

- Enquired as to if the pylon, grazing tenancy and encroachment on this site will affect the development of the site for housing.

Dewsbury West Ward

Cllr Darren O'Donovan (LAB) - H1660 Land east of Heckmondwike Road, Dewsbury Moor.

- Recommends disposing of site 1 (now removed from programme) first and the land on Heckmondwike Road later so that residents do not have highways works all at once which could cause chaos.

Golcar Ward

Cllr Hilary Richards (LAB) - H780 Land to East of Main Avenue, Cowlersley

- Supports development of the site especially if there is to be a decent proportion of affordable housing and as long as carefully written, positive, conditions are written into the contract of sale for this land. The area has been used for drug dealing purposes for many years so hopes development will disrupt this and move the problem on.

Lindley Ward

Cllr Cahal Burke (LIB DEM) & Cllr Richard Eastwood (LIB DEM) - H790 Land east of Fern Lea Road

- Object to the proposal - feel housing development would have a negative impact on the recreation ground and the ability of the community to provide community events. Also access to the site is very limited and includes a path and space that is used by residents.
- Feel Lindley is being developed too fast without thought to schooling, doctors etc.
- Feel best option would be an asset transfer over to a local community group so that it can be kept as a Community asset and open space for everyone to enjoy and use.

Liversedge & Gomersal Ward

Cllr David Hall (CON) - All 3 sites in Liversedge & Gomersal Ward

- H2667 Former Gomersal Primary School - keen that the frontage of the school is preserved. Feels the front bays would make fine starter-business units, with possible community space behind/underneath.
- H198 Former R M Grylls School: There is a memorial garden on this site which should be treated with respect. Not clear where access would be taken for this site.
- Land Adjacent to Mowat Court: Feels this land would be best-suited to older-people's accommodation similar to that at Mowat Court

Mirfield Ward

Cllr Martyn Bolt (CON) - All 4 sites in Mirfield

- Enquired if Mirfield town council will be consulted on the report and if it is a public document he can share with them and residents
- Enquired as to what has happened to Cabinets agreement to look into the Flash lane site for extra care housing and what specialist housing at the former depot site, St Paul's Street means. Also wanted to know what type of comments will be considered - presumably not planning.

Cllr Vivien Lees-Hamilton (CON) - Kitson Hill Crescent and H794 Flash Lane, Mirfield

- Kitson Hill site - doesn't like housing being built under pylons - doesn't feel it's healthy
- Flash Lane site - understands there has been some discussion about this site being used for a retirement community

Newsome Ward

CLlr Andrew Cooper (GREEN) - Various sites in Newsome Ward

- H101 & H1811 - Strongly opposes the building of housing on the Jackroyd Lane and Bluebell Hill sites as they have a high amenity value
- Feels H1731a Orchard Terrace site has poor access and may not be suitable for development.

Appendix 4 Options Assessment

Delivery Model	Description	Advantages	Disadvantages
Investment Vehicle	<p>Operate a business for the purpose of public cooperation in delivering shared requirements for increased quality housing provision within the Kirklees district and will incorporate the LLP for this purpose under the Limited Liability Partnerships Act 2000.</p> <p>The business will be on sound commercial, profit making principles so as to make profits available for distribution whilst maintaining agreed quality standards and levels of affordable housing provision (20% in line with Kirklees Planning policy).</p> <p>All assets held or created by the LLP shall be owned by the LLP and not by the Members</p>	<p>Utilises the expertise of an existing vehicle e.g. Bridge Homes or the Leeds City Region HA JV</p> <p>Allows for sharing of risk</p> <p>Council shares in capital growth</p> <p>Takes 6-9 months to achieve start on site</p> <p>Some control over quality and build rates</p> <p>Delivers policy position on affordable housing</p>	<p>Requires council borrowing</p> <p>Potential for time delays in establishing the LLP</p> <p>Decisions made by the LLP Board in the interests of the LLP</p>
Corporate JV	<p>Council and partner agree to establish a JV Company for the sole purpose of developing housing</p> <p>Council invests alongside partners on a shared basis with risk and reward levels being</p>	<p>Partner brings expertise and capacity.</p> <p>Funding working capital is shared</p> <p>Council has a degree of control over build rates and quality</p>	<p>Council needs to raise its share of debt finance</p> <p>Council carries a share of the risk for sales and lettings</p> <p>Vests all council land in one partner</p>

	proportionate to levels of investment	Council shares in capital growth	<p>Potential for delays in establishing JVCo</p> <p>Takes approximately 30 months to get a start on site</p> <p>Expensive for both tenderers and the council</p> <p>Resource hungry</p>
Local Housing Company (wholly owned)	<p>Council establishes a wholly owned company</p> <p>Council either directly invests in the development or acquires existing housing. Fully funded by the council likely via PWLB.</p>	<p>Asset is owned by the council and therefore benefits from both capital growth and 100% of the revenue.</p> <p>Council has full control over specification, mix, quality and build rates</p>	<p>Council raises all the debt</p> <p>Design, development, sales and letting risk sits with the council.</p> <p>Does not benefit from partner capacity and capability</p> <p>Cost and time taken to establish the LHC</p> <p>Locks all council-owned sites in one vehicle</p> <p>Resource hungry and needs the council to build in house development, construction and sales expertise and capability</p>
Land Partnership	Council seeks expressions of interest via existing frameworks/panels for sale of land to deliver housing	<p>Uses partner expertise and capacity</p> <p>Purchaser invests in and secures planning consent at risk</p>	Control is limited to what can be achieved through planning policy other than what the partner places on itself as positive obligation

	<p>Council enters into a development agreement for sale with no positive obligations other than those the purchaser places on themselves</p>	<p>Accelerates delivery - takes 6-9 months to achieve start on site</p> <p>Secures a receipt at market value subject to planning</p> <p>Builds strategic relationships</p> <p>Introduces a mix of products and partners</p> <p>Keeps the council open for business</p>	
OJEU	<p>Formal OJEU tender seeking a partner</p>	<p>Council has full control over the nature of the development</p> <p>Secures a receipt at market value</p>	<p>Complicated and bureaucratic process which the market has little appetite for</p> <p>Takes 27 months to start on site</p> <p>Expensive for both tenderers and the council</p> <p>Resource hungry</p>
Existing Frameworks e.g. YorTender, DPP3, North Yorkshire Framework	<p>Council call for expressions of interest from framework partners, invites formal tenders from a shortlist and enters into a Development Agreement for the works. Eg Ashbrow which used the DPP</p>	<p>Council has greater control over the nature of the development</p> <p>Secures a receipt at market value</p> <p>If combined with Land partnership model secures a start on site within 6-9 months</p>	<p>Takes 27 months to start on site (although Ashbrow has taken longer)</p>

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Name of meeting: Cabinet
Date: 29 August 2018

Title of report: SMALL AFFORDABLE HOUSING SITES.

A Key Decision Notice was previously issued for this report as ‘Sites for Housing Development by Registered Providers’

Purpose of report

1. To outline proposals and seek authority to dispose of a portfolio of Council owned Sites to a Registered Provider to provide affordable housing.
2. To seek Cabinet authority to seek expressions of interest in the development of those Sites in the portfolio for affordable housing

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes
Key Decision - Is it in the <u>Council’s Forward Plan (key decisions and private reports)?</u>	Yes
The Decision - Is it eligible for “call in” by Scrutiny?	Yes
Date signed off by Strategic Director & name	Karl Battersby - 15.08.2018
Is it also signed off by the Acting Service Director for Finance IT and Transactional Services?	Eamonn Croston- 16.08.2018
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Julie Muscroft – 16.08.2018
Cabinet member portfolio:	Cllr Cathy Scott - Adults and Independence Cllr Graham Turner - Corporate

Electoral wards affected: Batley West, Colne Valley, Crosland Moor & Netherton, Liversedge & Gomersal, Mirfield, Newsome.

Ward councillors consulted: All Ward Councillors in the above Wards have been consulted on the plans, and will also be able to comment on this report.

Public or private: Public

1. Summary

- 1.1 Improving housing supply as part of the infrastructure for growth is a Leeds City Region priority, and growth and affordability are integral to delivering Kirklees Economic Strategy and Kirklees Joint Health and Wellbeing Strategy outcomes.
- 1.2 The council wants to accelerate supply by working with partners to bring sites forward, including its own land, and it has announced an ambitious programme to deliver 10,000 new homes over 5 years to 2023. 1,000 of these homes will be on council land.
- 1.3 This report seeks authority bring forward a portfolio of council owned sites in its 'Small Affordable Housing Sites' programme, to release them to Registered Providers following a soft market testing exercise to establish interest in the programme from Registered Providers and their delivery partners. This programme is designed to maximise affordable housing delivery on council sites and it could deliver about 160 new homes. It links to the Council's Housing Strategy and Housing Growth Plan which are also being considered at this Cabinet meeting.
- 1.4 Subject to Cabinet authority to dispose of the portfolio of sites, it is proposed to progress to a short competitive exercise through YORtender, the council's recognised procurement portal, to issue information, receive and evaluate potential partners' expression of interest submissions.
- 1.5 Using this approach, the Council can benefit from the affordable housing development sector's capacity and resources to enable and maximise investment in affordable housing delivery. In order to ensure that schemes are financially viable, it is expected that Registered Providers will access Homes England funding to support the programme. This will support the programme delivery since Homes England grant funding includes site development obligations.
- 1.6 The acquiring organisation of the land will be a Housing Association. The affordable housing sought would be for social or Affordable Rent, or intermediate housing (such as shared ownership). This would address general needs, although providers may also provide specialist housing and bungalows.

2. Information required to make a decision

Housing supply and affordability

- 2.1 Improving housing supply and affordability to meet the need for more market and affordable housing, has positive health and wellbeing impacts, and it promotes economic growth and resilience. These are key elements of the Kirklees Economic Strategy and the Kirklees Joint Health and Wellbeing Strategy, which are being embodied in the emerging housing strategy.
- 2.2 The market alone is not yet delivering the housing numbers required. The council has intervened to support the delivery of affordable and market housing by bringing its land forward for SME developers in its Small Sites Programme, and more recently, through a competitive pilot approach through YORtender to sell land to a Housing Association to develop affordable homes, now under construction. It is also working to tackle stalled sites. The council has outlined its ambitions to deliver 10,000 homes over the next 5 years, including 1000 homes on its own land, so further initiatives are required to support this growth.

Small Affordable Housing Sites Programme: Working with delivery partners

- 2.3 Housing Associations and their development partners use their capacity, resources, expertise and procurement routes to deliver new homes. By commissioning the sector to build on identified council sites, private borrowing and Homes England funding can be accessed by Housing Associations (Registered Providers), with delivery supported by development partners.
- 2.4 The key barrier to the affordable housing sector is access to land. Owners' expectations of land value remains high, and even with Homes England grant support, acquiring land in competition with mainstream market developers often proves difficult. By releasing land through a competitive process, the council is able to assist housing delivery, whilst achieving capital receipts.
- 2.5 The Council's Strategic Tenancy Policy recommends working with partners on private and Council owned land where this can contribute to lowering development costs, increasing the supply of affordable housing, and delivering a range of affordable housing products and tenures.
- 2.6 The Small Affordable Housing Sites Programme objective is to:
- Maximise the delivery of affordable housing
 - Meet housing need
 - Contribute to delivering 1000 homes on council land
 - Support the delivery of Local Plan sites
 - Maximise partners' investment in affordable housing
 - Work collaboratively with external partners to use their capacity, skills and investment to increase the pace of housing delivery
 - Build on recent experience of competitive site disposal and development
 - Broaden the range of partners investing in housing in Kirklees
 - Secure capital receipts for sites at their market value

Land asset review and package of sites for the programme

- 2.7 To prepare for the Local Plan, the Council has reviewed its land assets to identify the best use of each site. 8 sites have been identified to bring forward for Registered Providers and their development partners in this programme. Although aimed at general needs, Registered Providers could also propose specialist housing and bungalows.
- 2.8 Ranging from 0.23 ha to 2,38 ha, with a capacity of 5 to 57 units, the sites would provide around 160 new homes, subject to planning permission. These sites fall between those in the previous Small Sites Programme, and larger sites being brought forward through other approaches.
- 2.9 The sites proposed for this programme are listed in **Appendix 1** (attached). One site is a potential site for specialist housing and it may be removed from the list if analysis confirms its suitability for that purpose.
- 2.10 Smaller sites are usually disposed of under delegated powers pursuant to existing cabinet authority. However, based on market sales analysis prepared for the Council, [used to evidence its Community Infrastructure Levy charges], the total aggregate value of these sites in this programme has potential to be around 5.42.ha and over £4.17m of land. Formal

valuations will be prepared and reviewed to confirm the market value of the sites, although in aggregate, the programme falls outside the scope of the scheme of delegation.

- 2.11 Sites for this programme are being brought to Cabinet for consideration and approval for disposal. Final site disposal would be subject to preferred partner selection, and formal valuation. Final cabinet authority will be required in relation to those sites that constitute open space and where objections are received to their disposal.

Soft Market testing

- 2.12 To assess project risk and to develop a deliverable programme, officers have worked with Homes England to co-ordinate a soft market testing exercise to allow a range of partners to indicate their interest. Undertaken in April, this process has secured interest from 14 organisations comprising Housing Associations and their development partners. These Housing Associations would become potential bidders to become the councils preferred delivery partner.
- 2.13 Whilst some potential bidders prefer the sites to be released in phases, the majority of feedback indicates that the sites would be best released as a package. This would allow cross subsidy between sites which may be less viable if developed as a single development exercise.

Process and Risk

- 2.14 The proposal is to use the YORtender portal to manage a competitive pre-qualification, submission of interest and evaluation process, to arrive at a preferred partner. Using this process allows external partners to indicate their proposals, type, tenure and number of affordable homes and indicate their proposals for the package of sites. It also enables consistent and transparent provision of information to interested parties.
- 2.15 An evaluation of process and legal risk suggests that the most straightforward approach is to proceed on the basis of an informal expressions of interest and clarification exercise to arrive at a preferred and selected partner. The preferred/selected partner will be a Housing Association and will be either be a single partner or a lead partner of a consortium. Where the preferred/selected partner is a lead partner of a consortium, the transfer of each site may be to one or more Housing Associations within the consortium.
- 2.16 The partner will need to be willing to acquire the Sites at market value and to apply for planning permission. Throughout the process, prospective and successful partners will be able access information made available by the council to allow an informed and iterative dialogue about addressing any prescriptive rights or other legal issues affecting sites. This will enable risk evaluation and increase the prospects of planning applications being successful, permissions being acceptable to the buyer and legally capable of implementation. It will also inform development costs and any bids for Homes England funding to support affordable housing.
- 2.17 As with any development site, risk arises from title, prescriptive rights, easements, claims to adverse possession and physical or policy constraints, and development costs arising from each site. Officers are reviewing the sites to ensure and that sites can be offered for sale where possible with vacant possession and with as full property information as possible on the title to the Sites.
- 2.18 Detailed property information will enable potential buyers to make informed bids and to enable them to work up planning applications taking into account issues such as

prescriptive rights, so that planning permissions granted are capable of being lawfully implemented.

Postponing the preparation of the drawing up of the property information until after the bidder has secured planning permission risks information being revealed which could delay development implementation, or the site being left undeveloped.

- 2.19 The sale of the sites will be at market value and the market value of each site will be determined after planning permission has been granted for that Site. Registered Providers will therefore be required to tender/bid subject to the pre- requisites that they will be required to pay the market value for the Sites (whatever that market value for a particular site may be determined to be after planning permission has been granted for the particular Site) and also to apply for planning permission at risk. This may rule out some bidders who are expecting the Council to have managed all risks. However, the provision of site and title information and the council's pre-application development service will offer bidders the opportunity to prepare their own schemes to address site issues, risks and any development constraints using their project design and commissioning processes.
- 2.20 Grant funding from Homes England allows Affordable Rented and shared ownership housing and it will help eligible bidders to access funding to maximise affordable housing delivery. Officers in Homes England have confirmed that whilst authorities are encouraged to support affordable housing development, Homes England is prepared to consider the inclusion in any award of grant funding sufficient funding to enable a Register Provider to pay the market value for the purchase of a land even if the seller is a local authority.

Evaluation

- 2.21 In order to ensure that the programme meets the council's objectives, the only bidders proposals that will qualify for consideration are those proposals where the bidders propose to build only affordable housing, pay market value and apply for planning permission at risk. Further evaluation criteria would include quantitative and qualitative factors, based on bidders' proposals and supporting statements. Evaluation could consider issues such as:
- The number, size and bedrooms of affordable homes proposed
 - Type of affordable tenures to meet identified needs
 - Pace of Delivery: the bidder's project plan and capacity to deliver/accelerate delivery
 - Quality of Place and home
 - Contribution to jobs and apprenticeships
 - Support for local supply chains
 - Use of Innovation – build systems, flexibility and adaptability
 - Agreement to adhere to the council's nominations agreement for rental properties
 - Community engagement during the process.
- 2.22 The council will need to undertake robust evaluation process and project management to move the programme of sites from the initial competitive process, through to the legal site transfer, development mobilisation and monitoring. This is expected to see sites coming forward through the planning system, and to disposal stage once a satisfactory planning permission capable of lawful implementation has been granted. Approaches can include release only once all sites have permission, although it is considered that the most appropriate route is to sell sites once planning has been granted, to encourage early development.
- 2.23 Where Homes England grant funding is present, development monitoring would be supported by, and largely accountable to Homes England in relation to its contractual

arrangements with RPs and their development partners. Consequently this programme will be less resource intensive for the council.

- 2.24 As required by statute it is proposed to advertise the proposed disposal of those of the Sites that constitute open space once Cabinet has agreed the programme and competitive exercise. Further authority to the disposal of any particular site that constitutes an open space will be sought from Cabinet if any objections are received in relation to the disposal of that particular site.

Outline project stages and delivery

- 2.25 Subject to cabinet authority, officers will continue to prepare documentation for the competitive exercise and evaluation process. Continued liaison with Homes England on the programme will help to ensure that potential partners' grant funding enquiries and submissions can be managed by Homes England officers, and for the council to respond to any bid support requests.
- 2.26 It will also be useful in relation to Homes England's support for the programme by awareness raising with potential partners. In the delivery stages of the programme, Homes England will also have an important role to undertake in providing grant payments and in monitoring grant recipients' starts on site. Consequently liaison between the Council and Homes England will support programme monitoring and delivery. Grant recipients will be accountable to Homes England in meeting their start on site obligations and incentivised funding payments to secure practical completion, and in mitigating project exceptions. The council will have an important role in facilitating development advice and determining the planning applications as Local Planning Authority and as land owner, entering into Agreements with the successful partner to transfer the sites.
- 2.27 It is expected that the competitive exercise would be launched September 2018 and where possible the first start on site will encouraged before the end of September 2019. An outline timescale is attached as **Appendix 2** to illustrate the programme primarily from the legal and planning process perspective to achieve the first start on site. This is ambitious, and working closely with Homes England and partners, accelerated delivery will be encouraged. It is expected that most of the programme delivery will have reached an advanced stage by March 2021 and all delivery completed before the end of March 2022. Working closely with Homes England and the successful partner will enable the detailed programme delivery timetable to be updated in respect of each site development sequence of each site in the programme are amended.
- 2.28 Sequencing the transfer of the sites to the buyer will be important to ensure that a start can be made on delivering the new dwellings. One approach is to transfer the sites once planning permission has been granted for all the sites. However, this risks delay on delivery and risks placing the partner in breach of Homes England funding and development obligations.

It is considered that the transfer of each individual site to the successful partner once planning permission has been granted will be the most effective approach to securing a start on site. Risk exists in a partner not achieving planning permission. However, as with any development site the council will work with the partner to evaluate whether the reasons for refusal can be overcome.

3. Implications for the Council

- 3.1 Housing delivery is at the heart of economic investment and growth, changing places and people's lives. It is a cross-cutting theme which will address a variety of issues for the

council and its residents. At this stage, specific schemes have yet to be developed for each site.

- 3.2 Early Intervention and Prevention (EIP):** From an EIP perspective, affordable homes can support this priority as whilst the units are principally for general needs, some providers may deliver homes for more vulnerable residents. In all cases, access to a safe, warm affordable home can help to reduce the risk of requiring intervention.
- 3.3 Economic Resilience (ER):** Affordable Housing is an integral part of building housing infrastructure for growth, and in building Kirklees' Economic Resilience, and securing Kirklees Economic Strategy outcomes. It secures construction employment, local spending and this scheme will help to sustain longer term partner investment. This programme is also an opportunity to add social value to these developments by ensuring that the use of apprenticeships, labour and local supply chains can be promoted. Consequently, this programme underlines the strong contribution of housing in delivering the ER theme.
- 3.4 Improving Outcomes for Children** These affordable homes will help to provide warm, modern accommodation for families who are unable to access a home on the market without intervention. This means that children of households who are otherwise at risk of living in poor quality private sector rented accommodation will have a better start in life.
- 3.5 Reducing demand of services** Building new, quality homes can positively impact on households' wellbeing and life chances and has a consequent impact on the demands for public services. This scheme also reduces costs for the council in bringing forward housing development by externalising risk and investment from partners.
- 3.6 From a financial perspective,** this programme will secure significant partner investment into Kirklees, potentially over £13m. It should also be noted that partners will be encouraged to secure Homes England funding as the major funding partner for affordable housing. At this stage it is not possible to give an exact investment figure, given individual site development costs and circumstances.

4. Consultees and their opinions

- 4.1 Procurement team, planning and Legal Services advice has been sought. Ward Councillors have been consulted to follow up on earlier engagement and allow comments on the sites. As this involves several Wards the comments are set out in Appendix 3.

5. Next steps and approval sought

- 5.1 Following the publication of the statutory Notices to dispose of open space a brief competitive process supported by the council's procurement service and YORtender will be used in this programme. The exercise will issue the sites as a single portfolio to avoid 'cherry-picking', and some sites remaining undeveloped. It may be necessary to review and re-issue this as more than one package if submissions are weak or where a later submitted planning application is refused. During the project, the Council will expect that partners provide support in engaging nearby communities and Members as is already best practice in planning submissions.
- 5.4 The process will invite the submission of pre-qualification information, including partners' capacity to undertake the scheme, and clarify their indicative proposals for the sites. This will include time for site evaluation, consideration of title and property information and factors such as the types of tenure of affordable housing, the number of affordable housing units and the size and number of bedrooms of those affordable housing units. It will also

allow the submission of additional details such as social value e.g. construction apprenticeships.

- 5.5 A further stage will be the formal evaluation of prospective partners' offers for sites, balancing their development proposals, funding and capacity to deliver, and further offers (e.g. skills, apprenticeships and training).
- 5.6 It is proposed that the development of the sites will be subject to compliance with the council's nominations agreement where this includes rented accommodation. This would be 100% nominations in favour of the council on first lets, and 50%/50% council/provider thereafter.
- 5.7 Prospective partners will be invited to demonstrate how a start on site will be achieved quickly following grant of planning permission and completion of sale. In practice where Homes England grant is being contributed, the bidders will be accountable to Homes England in performing to their grant and delivery obligations. The successful partner(s) will be responsible for their own costs and risks, and obtaining the necessary planning and building regulations consents once authority to dispose has been obtained.

6. Officer recommendations and reasons

It is recommended that:

- 6.1 Cabinet approves the disposal of the portfolio of sites in Appendix 1 to a Registered Provider through competitive exercise as described in this report.
- Reason: The competitive exercise will ensure the delivery of much needed affordable housing
- 6.2 Cabinet endorses the issue of the statutory notice to advertise the disposal of those sites that constitute open space
- Reason: To comply with legislative requirements.
- 6.3 Cabinet agrees to delegate authority to the Service Director for Legal, Governance and Commissioning Support and the Strategic Director for Economy and Infrastructure to negotiate and agree terms and complete the sale of sites once planning permissions have been obtained, unless further authority is required in respect of the disposal of any site where objections are received following the publication of the statutory notices advertising the disposal of the particular site.
- 6.4 Cabinet agrees to delegate authority to the Service Director for Legal, Governance and Commissioning Support to enter into and execute any agreement and any other ancillary documents necessary to enable the sale and transfer of the sites in the Small Affordable Housing Sites portfolio as described in Appendix 1 to the report.
- ## **7. Cabinet portfolio holder recommendation**
- 7.1 **Cllr Cathy Scott- Adults and Independence Portfolio Holder:** (Comment agreed at 6/8/2018 briefing)
Cllr Scott supports the proposals although wishes different types of tenure to be explored, and for supported living to be considered. Officers should explore different types of grant funding that is available.
- 7.2 **Cllr Graham Turner – Corporate Portfolio holder:** (Comment agreed at 6/8/2018 briefing)

“This scheme will balance the need to secure capital receipts for land with affordable housing delivery outcomes. This shows that the Council can and will take a lead in bringing its assets forward to challenge and enable partners to help us to tackle the growing shortage of affordable housing, and secure partners longer term housing investment in Kirklees. I recognise that timescales are ambitious, although working with Homes England will help towards meeting these. I fully support this project”

8. Contact officer:

James Hinchliffe, Economic Resilience Project Manager
james.hinchliffe@kirklees.gov.uk
(01484) 221000

9. Background Papers and History of Decisions N/A

10. Service Director responsible:

Naz Parkar, Director of Housing
naz.parkar@kirklees.gov.uk
(01484) 221000

Appendix 1: List of sites proposed for release. This includes Local Plan information.

No	Site	Ward	Gross area (ha)	Potential FVA values £	Potential plot values	Site capacity assessed in the Local Plan or at 35 units/ha	Local Plan ref	Local Plan conclusion & notes
1	Blue Bell PH, and Land to south east of Blue Bell Hill, Newsome	Newsome	2.38	1764294)	30952	57 units	H1811 indicative 57 dwellings	The site is an accepted housing option. Access can be achieved via Mansion Gardens. West Yorkshire Ecology recommend removal of 1.42ha from developable area leaving 0.95ha. This has not been done at allocation stage. The site is considered to be of limited biodiversity value; such issues can be addressed in the scheme layout at planning application stage. A Heritage Impact Assessment is required.
2	Kitson Hill Crescent, Mirfield	Mirfield	0.26	192,738	35000	7	-	-
3	Former Stile Common school site *	Newsome	0.94	696,822	29000	24	H2685 (indicative 32 dwellings)	No physical constraints to developing the site that cannot be mitigated against at the

								planning application stage.
4	Adjacent to Mowat Court, Sixth Avenue	Liversedge and Gomersal	0.34	252,042	21000	12	-	-
5	Woods Avenue, Marsden	Colne Valley	0.23	170,499	21000	8	-	-
6	Nabcroft Lane, Crosland Moor +	Crosland Moor and Netherton	0.49	363,237	16000	23 (as per planning permission)	-	Site has outline planning permission (2017/91273) for 23 dwellings)
7	Common Road, Batley	Batley West	0.66	489,258	21000	23	H760 (23 dwellings)	Site access is achievable to this site option. There are no significant constraints with the site which cannot be mitigated against at the planning application stage.
8	Off Fox Royd Lane	Mirfield	0.12	88956	17791	5	-	-
	Indicative TOTALS		5.42	£4,017,846		159	167	

Notes:

Site 1 combines 2 sites at Blue Bell public house and land to south east of Blue Bell Hill as the sites are dependent on a joint access. This site is combined from 2 sites with a total of 2.38 ha.

Site 5 is also being assessed for its suitability for use as specialist accommodation. If analysis confirms its suitability for that purpose, it will be removed from the list.

Site 8 has an extant outline planning permission for 23 dwellings.

Smithy Parade, Dewsbury, has been removed from the programme, pending further investigation. It is an accepted housing option in the Local Plan.

Appendix 2:

Outline development timescales to first start on site [Subject to revision and Homes England input on funding and development obligations]

DATE	: ACTION / EVENT
June to September	: -Preparation of site information, agree site boundaries - Prepare and agree competitive exercise brief - Prepare and agree evaluation criteria/matrix scoring - Brief internal colleagues on the programme and their inputs -Liaison with Homes England on programming; regular liaison throughout the programme.
29 August 2018	: Cabinet
Late September 2018	: Competitive exercise: Expressions of Interest invited (6 week duration)
Early November 2018	: Deadline for receipt of Expressions
Early November 2018 – early December 2018	: Evaluation and clarification of all the expressions of interest
Early- Mid December 2018	: Announcement of Preferred Partner
Mid February 2019 – May 2019	: Preparation and submission of planning applications by the preferred partner for each of the sites in the package Applications to Homes England by the preferred partner for the sites in the package to be developed out as affordable housing Council/Homes England liaison on bid submissions
During the period from March 2019 onwards	: The issue by Council's external solicitors to the lawyers acting for the Preferred Partner of: (i) Agreements for sale re all the sites in the package (ii) Title documents re all the sites; (iii) Property Information re all the sites; The negotiation and agreement of the Agreement for sale pending the grant of planning permission and the determination of the sale prices. This will support both parties' readiness to enter into a legally binding sale agreement as soon as the sale price for a particular site

		is determined following the grant of planning permission for that particular site
June 2019 – September 2019	:	Determination of planning applications – either grant of planning permission (or “minded to grant” resolutions where planning obligations are required to be entered into simultaneously with the grant of planning permission), or refusal
During the two month period after grant of planning permission/minded to grant resolution for a particular site (September to end November)	:	<p>The negotiation and agreement of the market value/best consideration value for the site where the planning permission has been granted or there has been a minded to grant resolution</p> <p>The negotiation and agreement of any Section 111 Agreement (providing for the grant of a Section 106 Agreement on transfer of the Site) if the Planning Authority require planning obligations to be agreed before the grant of planning permission.</p> <p>The finalisation of the application to Homes England for grant funding, and bid support submission</p> <p>The entering into a legally binding Agreement for the sale of the Site</p>
During the period after the grant of planning permission until the start on the particular Site	:	The discharge by the Preferred Partner of any pre-development planning conditions that must be satisfied before development commences
Early August 2019 - November 2019	:	Exchange of legally binding individual agreements for the Sites
Early September 2019 – December 2019	:	Completion of Transfer of Sites
September 2019	:	First Start on Site and payment of Homes England grant funding
September 2019 to March 2022		Delivery of site development
March 2022		Final delivery of sites and project review

Appendix 3 : Ward Members' consultation comments on sites within their Wards

These comments comprise consultation response received on these sites in May 2018.

Any further comments received will be reported.

Batley West:

Colne Valley

Cllr Rob Walker

In principle I am very much in favour of providing more affordable housing on infill sites such as this. It is important that this type of housing provision is made available across all wards. I am pleased that we as an authority are taking a proactive approach to meeting this housing need.

I would of course need to know more about any local concerns. As both of my ward colleagues live very close to this site they are probably in a better position to gauge the local feeling about this proposed development. I am interested to know their impressions.

Crosland Moor and Netherton

Liversedge and Gomersal

Cllr David Hall:

I have previously not agreed with the release of this land for building, as local residents regard it as a valuable amenity space on the Windybank Estate.

That remains my preference. If the decision were made to release the land, however, I would strongly recommend that it goes to a registered provider for older people's accommodation which ties in with the existing neighbouring Mowat Court and Thirteenth Avenue. New residents would then hopefully fit in well with the existing residents, facilities and social activities. I know that this is the feeling of the residents there, as I have discussed the issue with them on several occasions.

Mirfield

Newsome

Newsome ward members have met with senior officers to outline their views. They are still opposed the development of the Taylor Hill site (note: revised description as land to the south east of Blue Bell Hill, Newsome, reflecting Local Plan description) on the basis that it had useful green corridor and ecological importance. They were supportive of development on Stile Common but would want it to be developed for older people/extra care.