

# Public Document Pack



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

**Samantha Lawton**

Governance and Commissioning

PO Box 1720

Huddersfield

HD1 9EL

**Tel:** 01484 221000

Please ask for: Jenny Bryce-Chan

Email: [jenny.bryce-chan@kirklees.gov.uk](mailto:jenny.bryce-chan@kirklees.gov.uk)

Friday 28 February 2025

## Notice of Meeting

Dear Member

### **Growth and Regeneration Scrutiny Panel**

The **Growth and Regeneration Scrutiny Panel** will meet in the **Council Chamber - Town Hall, Huddersfield** at **10.00 am** on **Monday 10 March 2025**.

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 'S Lawton'.

**Samantha Lawton**

**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 Growth and Regeneration Scrutiny Panel members are:-**

### **Member**

Councillor Zarina Amin (Chair)

Councillor Bill Armer

Councillor Aziz Daji

Councillor Alison Munro

Councillor Harry McCarthy

Vacancy - Community\_Alliance

Jonathan Milner (Co-Optee)

Chris Friend (Co-Optee)

# Agenda

## Reports or Explanatory Notes Attached

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**Pages**

**1: Membership of the Panel**

To receive apologies for absence from those Members who are unable to attend the meeting.

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**2: Minutes of the Previous Meeting**

1 - 6

To approve the minutes of the meeting of the Panel held on the 20<sup>th</sup> January 2025.

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**3: Declaration of Interests**

7 - 8

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

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**4: Admission of the Public**

Most agenda items take place in public. This only changes where there is a need to consider exempt information, as contained at Schedule 12A of the Local Government Act 1972. You will be informed at this point which items are to be recommended for exclusion and to be resolved by the Panel.

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**5: Deputations/Petitions**

The Panel will receive any petitions and/or 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 submit a petition at the meeting relating to a matter on which the body has powers and responsibilities.

In accordance with Council Procedure Rule 10, Members of the Public must submit a deputation in writing, at least three clear working days in advance of the meeting and shall subsequently be notified if the deputation shall be heard. A maximum of four deputations shall be heard at any one meeting.

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## **6: Public Question Time**

To receive any public questions.

In accordance with Council Procedure Rule 11, the period for the asking and answering of public questions shall not exceed 15 minutes.

Any questions must be submitted in writing at least three clear working days in advance of the meeting.

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## **7: Housing Growth Update**

9 - 28

To provide an update on the programme of Housing Growth work.

**Contact:** Liz Jefferson, Acting Head of Housing Growth, Tel: 01484 221000.

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Contact Officer: Jenny Bryce-Chan

## KIRKLEES COUNCIL

### GROWTH AND REGENERATION SCRUTINY PANEL

**Monday 20th January 2025**

Present: Councillor Zarina Amin (Chair)  
Councillor Bill Armer  
Councillor Alison Munro  
Councillor Harry McCarthy

Co-optees Chris Friend

In attendance: Cllr Moses Crook, Deputy Leader of the Council and Cabinet Member for Transport and Housing  
Cllr Graham Turner, Cabinet Member for Finance and Regeneration  
Edward Highfield, Service Director, Regeneration and Skills  
Lucie Wade, Project Manager, Transport Strategy and Policy  
Rashid Mahmood, Head of Major Projects  
Mark Varley, Asset Strategy Officer  
Rory Davies, Transport Strategy and Policy Lead  
Alistair Kimpton, Strategic Partnership Lead

Apologies: Councillor Aziz Daji  
Jonathan Milner (Co-Optee)

- 1 Membership of the Panel**  
Apologies were received from Cllr Aziz Daji and Jonathan Milner.
- 2 Minutes of the Previous Meeting**  
That the minutes of the meeting held on the 9<sup>th</sup> December 2025 be approved as a correct record.
- 3 Declaration of Interests**  
Cllr Alison Munro declared a disclosable pecuniary interest in respect of agenda item 7.
- 4 Admission of the Public**  
All agenda items were considered in public.
- 5 Deputations/Petitions**  
No deputations or petitions were received.

**6 Public Question Time**

In accordance with Council Procedure rule 11, Mr Andrew Wilson attended the meeting and asked a number of questions. Responses to the questions were provided by the Service Director for Skills and Regeneration.

**7 Draft Kirklees Transport Strategy, Policy Themes & Consultation Plan**

Cllr Moses Crook, Portfolio holder for Transport and Housing, introduced the Draft Kirklees Transport Strategy, advising the Panel that the Kirklees Transport Strategy in draft form is on route to Cabinet for approval to progress to public consultation and suggestions and comments from the Panel are welcomed.

Currently there is a great deal being developed in transport regionally, with the West Yorkshire Combined Authority's (WYCA) local transport plan which is in progress. In addition to the active travel position statement which has now been introduced. The Panel was informed that it is important to note that the draft strategy being considered is aligned with and compliments the WYCA's local transport plan.

The aim is to help deliver local priorities and to contribute to delivering the overall regional plan. The strategy reinforces application of the local transport plan in the local setting, and ensures that policies, and ultimately the development of the transport offer through projects are compliant with and support the West Yorkshire aims. It will align with other council priorities locally and meet the hyper needs of local communities in Kirklees.

It is positive that this strategy is being developed at the same time as so much transformative development is underway in the region, with mass transit bus franchising and additional powers devolved to the mayoral authority through devolution. It maximises the benefit for the area and also ensures that all development is co-ordinated regionally and working towards delivering the same outcomes.

Having a strategy can also bring additional focus to specific areas to prioritise in a local context to support regeneration and investment priorities. It will also support prioritisation of net zero ambition through development of the active travel modal shift and move towards sustainable transport locally.

This is an excellent draft strategy document and there is confidence it will be adopted, albeit with some amendments through the governance process in due course. The officers in the Transport Team are to be thanked for all the work they have undertaken on this document.

Rory Davis, Transport Strategy and Policy Lead, advised the Panel that the Transport Strategy provides an opportunity to show, that as a district, there is compliance with the West Yorkshire Mayor and West Yorkshire Combined Authorities vision for transport. Through this, Kirklees as a local authority draws down large amounts and increasing amounts of investment through bids put forward to the WYCA and to other bodies such as the Department for Transport (DfT).

## Growth and Regeneration Scrutiny Panel - 20 January 2025

This presents a good opportunity to consolidate the council's position on transport matters across a range of themes, and this will enable the council to more successfully draw down funding and bring projects into the district.

The approach that will be taken with regard to consultation is that the consultation is anticipated to start in March 2025, and it is anticipated that communities will be given eight weeks of a conversation that will be taking place with the communities. A number of events will be held including on street events in some of the town centres, train stations and libraries. It is important to have a two-way conversation with local communities, to capture the views of a broad range of stakeholders, including businesses, community groups, individual members of the public and partners.

The Panel was informed that in the development of the draft strategy, which is going to consultation, a great deal of work has been undertaken behind the scenes with WYCA, with neighbouring districts both inside and outside of West Yorkshire including Rochdale and High Peak. Through that process, partner thoughts and views have been embedded into the draft strategy.

With regard to the consultation going forward, the aim is to understand partway through the consultation who has not responded which will enable the effective targeting of those people. People will be asked where they are coming from within the district, where they live, where they work and also asking the protected characteristic questions under the Equalities Act. This will mean that where there is an underrepresentation of people from certain groups, they can be targeted and brought into the conversation.

In response to the information presented, the Panel made comment and asked questions including some of the following:

- There appears to be a number of problems with this draft strategy, but the most pertinent is the limited reference to people with protected characteristics which seems to be an afterthought. The document states that an Equality Impact Assessment is advisable and doesn't say if one has been carried out. The question is, has it been carried out, and if it has how has it influenced the proposed strategy?
- The way the strategy has been written it seems to suggest that people are happy and able to take part in active travel, however people with physical impairments are not able to and this does not seem to have been considered in the strategy, or there is no evidence that it has been considered. Has the Equality Officer been involved in this because it has a profound impact on disabled people?
- There are a lot of very dark non-paved roads around the region, therefore as well as car drivers and a transport strategy, there should also be a person strategy that needs to be addressed. The issue is that people often go out at night wearing black clothing, when there are no lights. It is important that there is a message encouraging the wearing of something luminous, that they can be seen. It would be nice to have something in the strategy about the pedestrian's role in this net zero strategy.

## Growth and Regeneration Scrutiny Panel - 20 January 2025

- Referring to the Council Plan, it states that the transport strategy is centred around five key strategic objectives, and when looking at the five objectives, it is difficult to see how they will be measured. For example, improving health and wellbeing, is it one percent or 20%, how would this be measured? Protecting the environment, again, how would you know if you had achieved that objective? Reading through the document, there wasn't anything in there to show this is how the objectives will be measured.
- With regard to the net zero target and the government's commitment towards electric charged vehicles. Presently it is difficult to say how many houses in the Kirklees district that does not have off street parking, which could be a barrier to achieving that.
- The strategy has identified some good objectives, that we want to see for transport in Kirklees and some good policies, however what appears to be missing are the particular actions and also the measurables in terms of following this up. For example, in five years what will be measured to show that these policies have been a success or a failure?

Cllr Susan Lee-Richards, attended the meeting and made comment and asked the following questions:

- While there are many positives in this document, the document states that there is an extensive network of greenways, and this has to be disputed. Some of the greenways are patchy or broken, e.g the Meltham Greenway, the only stretch in south Kirklees that does not go anywhere other than onto a busy and unwelcoming B6108. There is no safe route from Huddersfield Town Centre to the Birkby/Bradley Greenway. The Calder Valley Greenway is broken in Mirfield where people on cycles are expected to mix with the traffic on the A644 and the Spen ringway does not connect back with the Spen Valley Greenway at Heckmondwike. Whilst the aims can be admired, it cannot be said that there is an extensive network of greenways at the moment. The hope is that there will be improvements when funding is received from WYCA.
- Referring to page 21 of the document which refers to shifting some trips to more sustainable modes of transport, by switching away from private cars, encouraging this mode shift for people to drive using the best option. What is meant by best? Quickest, cheapest, safest, most fuel efficient, what is meant by best in that instance?

### **RESOLVED:**

That Cllr Moses Crook and Rory Davis be thanked for providing an update on the draft Kirklees Transport Strategy, Policy Themes and Consultation Plan.

## **8 Community Asset Transfer**

Cllr Graham Turner, Portfolio holder for Finance and Regeneration, gave a brief introduction advising the Panel that the information being presented is in relation to the Community Asset transfers.

## Growth and Regeneration Scrutiny Panel - 20 January 2025

Referring to the presentation slides, Alistair Kimpton, Strategic Partnership Lead, highlighted to the Panel the breadth of the assets that had been transferred in the past. He advised that the transfers have included the Civic Hall in Slaithwaite, the Staincliffe Community Garden, and Meltham Carlile Institute which is a wide variety and illustrates the cornerstone of the approach being taken which is one of flexibility.

Mr Kimpton explained that it is recognised that all communities are different, and that all community groups are different. The buildings and assets are all quite different from each other and therefore, the approach is tailored, the policy is tailored to deliver flexibility, and it enables officers and community groups to come together to cooperate and make sure that the model is good for both sides.

The Panel was informed that Community Asset Transfer (CAT) - is the transfer of ownership and management of public land and buildings from the council to a community organisation. The last thing the council wants to do is to burden community groups with unnecessary debt, and therefore assets are transferred at less than market value for local, social, economic or environmental benefit. This is to try and ensure that they have a good chance of success.

The purpose of CATs in Kirklees is to bring to life the councils longstanding commitment as an enabling council to:-

- Invest in our communities
- Help our communities achieve their aspirations
- Ensure assets and services remain available for the community

The council introduced the Asset Advancement Policy in 2013, in response to the Quirk Review and subsequent localism agenda and the current policy was updated in 2020 and is the third iteration of the policy. At each policy update, work has been undertaken to understand what has gone well and what needs work. The result of the 2020 policy is a good example of how the community asset transfer can run in practice. A total of 27 CATs have been completed to date, 16 across South Kirklees and 11 across North Kirklees.

The policy has been developed to support the council's vision and the aim is to enable communities to deliver the services that they require. It was developed in consultation with a wide variety of stakeholders including elected members, community organisations, Third Sector Leaders, Legal Services, Corporate Landlord and localities. The policy sets out a clear and transparent framework for the asset transfer process. Including why and what assets will be considered for transfer and the eligibility criteria. When a community group is looking at an asset transfer, they can be clear on how they can meet the criteria, the conditions of the transfer and how it will be processed.

Mark Valey, Asset Strategy Officer informed the Panel that the conditions of an asset transfer and that all transfers are by a long leasehold. Each case is flexible within the policy; however, the default presumption is that all transfers will go by a long lease of up to 125 years. Freehold transfers will be considered, but only in exceptional circumstances e.g. parish and town councils. Covenants are included

## **Growth and Regeneration Scrutiny Panel - 20 January 2025**

within the lease to ensure that the asset is predominantly restricted to community use.

The Panel was provided with information which outlined the indicative timescale aimed for, with the transferring of assets being approximately a 9-to-12-month process from start to finish. Within the policy, financial support is offered to groups, and a development grant of up to £10,000 is offered to cover professional fees, surveys and legal advice associated with the application.

The Panel was informed that some of the challenges include:

- Council economic challenges
- Competing priorities for assets
- Managing expectations of community organisations/council
- Capacity within the community
- Access to and availability of external funding
- Timescales 18 to 24-months process

In response to the information presented, the Panel made comment and asked questions including some of the following:

- In respect of the success rate, how many transfers have been successful and how many have been unsuccessful?
- When there are competing priorities for assets, how is that communicated to community groups?
- Is there a minimum level of asset that can be taken through this process, and is there any follow up after someone takes on an asset to ensure that they use it for the purpose they originally stipulated?

### **RESOLVED:**

That Cllr Graham Turner, Alistair Kimpton and Mark Varley be thanked for providing information on Community Asset Transfers.

**KIRKLEES COUNCIL**

**COUNCIL/CABINET/COMMITTEE MEETINGS ETC**

**DECLARATION OF INTERESTS**

Growth & Regeneration Scrutiny Panel

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.



**REPORT TITLE: Housing Growth Update**

<b>Meeting:</b>	Growth and Regeneration Scrutiny Panel
<b>Date:</b>	10 <sup>th</sup> March 2025
<b>Cabinet Member</b> (if applicable)	Cllr Graham Turner
<b>Key Decision Eligible for Call In</b>	<b>Yes/No</b> <b>Yes/No – If no give reason</b>
<b>Purpose of Report</b>  To provide an update on the programme of Housing Growth work	
<b>Recommendations</b>  <ul style="list-style-type: none"> <li>To note the content of the report as part of the regular updates to Scrutiny Panel</li> </ul>	
<b>Resource Implications:</b>  None	
<b>Date signed off by <u>Executive Director</u> &amp; name</b>	Joanne Bartholomew on behalf of David Shepherd – 21/02/25
<b>Is it also signed off by the Service Director for Finance?</b>	Kevin Mulvaney
<b>Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?</b>	Samantha Lawton

**Electoral wards affected:** All

**Ward councillors consulted:** Not applicable

**Public or private:** Public

**Has GDPR been considered?** Yes there are no GDPR implications

**1. Executive Summary**

This report provides an update on the Housing Growth programme of work since the last update to Scrutiny in March 2024.

The report sets out the strategic background of central government's emphasis on housing delivery, alongside the West Yorkshire position, and sets the context of local housing need, and Council priorities.

It then goes on to update on all key areas of Housing Growth activity, and look forward to key areas of work over the next year.

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

### **2.0 Strategic Context**

Since coming to power in July 2024, the government has placed a significant emphasis on building new homes. It has made an overall commitment to deliver 1.5 million new homes in the next five years, supported by the reintroduction of mandatory housing targets, reform of the planning system and plans for a number of new towns.

The commitment to housing delivery is reflected at a regional level, with one of the Mayoral pledges being to build 5,000 affordable homes by 2028.

In Kirklees, the current Strategic Housing Market Assessment set out that 1,730 homes a year are needed in the district, of which 1,049 need to be affordable (note that the Strategic Housing Market Assessment is currently in the process of being updated and these figures will likely increase, but these are the existing figures). A housing waiting list of in excess of 19,000 people/families waiting for a home demonstrates the acute need for housing across Kirklees.

To respond to this need, the Housing Growth team is delivering a programme of work. The key elements of this work are as follows:

#### **2.1 Housing Strategy**

The existing Kirklees Housing Strategy covers the period 2018-2023 and requires updating. Officers in the Housing Growth Team have started the process of updating the Housing Strategy for the period 2024-2030, in consultation with colleagues from across the Council. The revised Housing Strategy will be shared with Portfolio Holders and potentially brought to Cabinet during 2025.

#### **2.2 Strategic Sites**

##### **a) Dewsbury Riverside**

Dewsbury Riverside is the largest housing allocation in the Local Plan. Over the past twelve months, significant progress has been made in working with Homes England on the overall strategic approach, including the approach to acquisitions, funding, and procurement of a master developer. Soft market testing has been undertaken with potential developers, and work has progressed to secure relevant legal agreements with key landowners.

Looking forward, for 2025/26 the focus of the project will be on securing a master developer partner and progressing the strategic property acquisitions required to deliver the scheme.

##### **b) Bradley Park**

Bradley Park is a council owned strategic housing allocation in the Local Plan and will deliver around 2,000 homes. Over the last twelve months, work has focussed on completing technical work on highways and progressing negotiations on strategic acquisitions required to support access to the site, including a number of properties.

The focus on this site is on delivering a Phase 1 of development of around 500 homes. Preparation of procurement documents to secure a partner for Phase 1 are well advanced, alongside work to prepare accompanying legal documentation. The target is to commence procurement in mid 2025, however the strategic issues relating to access need to be resolved prior to a procurement commencing, in order to provide certainty for prospective bidders.

## **2.3 Town Centre Living**

An important part of the Blueprint Visions for both Huddersfield and Dewsbury town centres is to increase the number of people living in the town centres to increase footfall and help support and sustain other uses, such as retail and leisure.

### **a) Huddersfield**

In 2022, Cabinet approved a Town Centre Living Plan for Huddersfield.

It has been agreed by Cabinet that proposals for residential development in Huddersfield Town Centre would focus on Council owned assets. Utilising existing buildings provides an opportunity for the Council to use its own assets to create high quality homes with excellent space standards. This will start to create a residential market that will support the wider Blueprint vision and provide an exemplar to the wider development market of the quality which can be achieved using Huddersfield's heritage assets.

Estate Buildings has been identified as a Council asset which can deliver housing and help to create a new housing offer which would appeal to a new and different market from those currently living in the town centre, such as graduates from the University wishing to remain in this area.

The Housing Growth team have been successful in securing £1.25 million of One Public Estate (OPE) Brownfield Land Release Funding. This provides grant funding for enabling works for surplus land and buildings that will ultimately deliver housing. The enabling works will start in the summer of 2025.

At the same time as progressing the enabling works, the team are progressing strategic discussions about funding for the construction work to create new homes, and will bring a report to Cabinet about proposed next steps, including a proposed delivery route, in the summer of 2025.

### **b) Dewsbury**

In Dewsbury the focus for residential development is on the Daisy Hill area, located between the town centre and the railway station.

A number of acquisitions have been made in this area, and an overall delivery approach is being developed as part of the wider Dewsbury Long Term plan. Work to market one key property for housing development is currently underway.

## **2.4 Specialist Homes**

The team are delivering a number of sites for specialist housing:

### **a) Ash View, Huddersfield**

In October 2024, the development of a 50 unit Council Extra Care scheme was completed. This development provides Council homes for people with a range of care and support needs, allowing them to live independently for longer. Communal facilities encourage residents to be actively involved with the community they create at the scheme and reduce social isolation.

### **b) Kenmore Drive, Cleckheaton**

On this site, the council is working in partnership with Housing Association Housing 21 to deliver an 80 unit Extra Care scheme, all of which will be let at an affordable rent. Work started on site in February 2024 and has progressed steadily over the course of the year, with the focus being on ground works, and works to facilitate the relocation of public rights of way. The scheme is expected to complete in Spring 2026.

### **c) St Paul's Road, Mirfield**

On this site, the Council is working with Connect Housing to deliver 13 homes for adults with a social care need. Legal work is currently in progress to dispose of the site to Connect, with a view to them starting on site in Spring 2025.

## **2.5 Temporary Accommodation**

As set out in 2.0 above, the Council has a significant housing waiting list, and directly linked to this is the number of individuals and families in temporary accommodation. Based on data from December 2024, there are 104 families and 80 individuals housed in bed and breakfast accommodation, alongside a further 252 in temporary accommodation waiting for a permanent home.

There is both a significant financial cost the Council and human cost to families living in temporary accommodation. The Housing Growth team is working closely colleagues in Housing Services to deliver solutions to address the need for temporary accommodation. This is a new area of work for the team, and so far work has been undertaken to analyse current provision and need for different types of temporary accommodation. Over the course of 2025/26 this will then be used develop a strategy for delivering temporary accommodation to meet these needs, and, where required, to start procurement of the appropriate accommodation.

## **2.6 Affordable Homes**

### **a) RP Clusters Programme**

The Council is working with Housing Association Thirteen to deliver 100% affordable homes on five sites across the district. These sites will deliver around 235 units in total, with a mix of affordable rent and shared ownership properties.

During 2024/25, a planning application was submitted for the site at Main Avenue, Cowlersley. A start on site is expected in November 2025 at Main Avenue.

In 2024, enabling works were undertaken at Highmoor Lane, Cleckheaton, using One Public Estate funding, and a planning consultation event for this site will take place in April.

### **b) Affordable Housing Team**

In addition to direct delivery of homes, there is a specialist team within the service who provide the first point of contact for advice on affordable homes, and provide formal consultation responses on planning applications, specifically in relation to securing affordable homes through the planning section 106 process. As a direct result of the team's work, 210 affordable homes were secured through the planning process in 2023-2024 and the team continues to support delivery partners to secure further affordable housing in 2024/25.

## **2.7 Market and Affordable Sites**

### **a) Soothill**

This site has been supported by the Homes England Accelerated Construction Programme, and the focus is on delivering homes at pace using modern methods of construction. Overall the site will deliver 319 homes when complete, of which at least 112 will be affordable. 128 homes have been sold (privately) or transferred (to a Housing Association) on this site, and development will continue at pace during 2025/26. The overall completion date for the site is December 2026.

### **b) Fenay Lane**

Over the course of 24/25, this site has progressed through a competitive land sale process, focussed on Strategic Partners of Homes England. An announcement about the appointed partner will be made in the near future. This site will deliver around 150 homes of mixed tenure, including market homes, discounted market sale, affordable rent and shared ownership properties. A start on site is anticipated in 2026.

### **c) Ash View**

Whilst the team's focus has been on delivery of the Council Extra Care scheme (see 2.4) above, this site will also deliver 98 market sale, and 21 affordable homes. The overall site is due for completion in April 2025.

## **3. Implications for the Council**

### **3.1 Council Plan**

#### **Getting the basics right – a balanced budget and a modern organisation**

As set out in section 2 above, many housing growth projects have been successful in achieving external funding – for example from Homes England, the West Yorkshire Combined Authority, and One Public Estate. Securing external funding helps to bring forward projects which might otherwise have not been deliverable, and reduces the need to call on the Council's capital plan.

In addition, delivery of housing means an increase in Council tax income for the Council.

#### **Protecting the vulnerable and achieving inclusion**

A key part of this element of the Council plan is to improve access to safe, decent, accessible accommodation. The programme of work delivered by housing growth increases housing supply, with a particular emphasis on delivering affordable homes and specialist accommodation, as well as specifically helping to deliver solutions for temporary accommodation.

### **Local economic growth, working with regional and national partners**

Housing Growth is a key area of focus in this part of the Council plan, specifically the delivery of Dewsbury Riverside and Bradley Park. Delivering housing supports the wider economic growth of the district, both in terms of the shorter term benefits associated with construction work, and training opportunities, along with benefits to the local supply chain, and in the longer term providing infrastructure to support growth.

#### **3.2 Financial Implications**

There are no specific financial implications associated with this update on the overall housing growth programme. Financial implications on individual projects within the programme are dealt with on an individual basis and taken to Cabinet as required.

#### **3.3 Legal Implications**

There are no specific legal implications associated with this update on the overall housing growth programme. Legal implications on individual projects within the programme are dealt with on an individual basis and taken to Cabinet as required.

#### **3.4 Climate Change and Air Quality**

When developing projects and procuring partners, an emphasis is placed on achieving energy efficient homes with low running costs for occupiers and tenants.

Development in our town centres provides an opportunity to reuse existing assets, which is more carbon efficient than undertaking new build. It also provides homes in a sustainable location, close to the railway stations and the facilities of the town centre.

#### **3.5 Other (eg Risk, Integrated Impact Assessment or Human Resources)**

There are no other specific issues in relation to this update.

### **4. Consultation**

No specific consultation has been undertaken on this update on the housing growth programme.

Consultation is undertaken on specific projects as the need arises, including formal consultation as part of the planning and development process.

### **5. Engagement**

No specific consultation has been undertaken on this update on the housing growth programme.

Consultation is undertaken on specific projects as the need arises, including formal consultation as part of the planning and development process.

## **6. Options**

No options have been considered in relation to this update.  
Options for projects and delivery are considered on a project by project basis.

## **7. Next steps and timelines**

Housing Growth will continue to deliver the programme of work set out in this report.  
A further update will be brought to Scrutiny in twelve months time, or earlier if requested.

## **8. Contact officer**

Liz Jefferson  
liz.jefferson@kirklees.gov.uk

## **9. Background Papers and History of Decisions**

Growth and Regeneration Scrutiny Panel  
[\(Public Pack\)Agenda Document for Growth and Regeneration Scrutiny Panel, 25/03/2024 10:00](#)

## **10. Appendices**

None

## **11. Service Director responsible**

Joanne Bartholomew – Service Director - Development

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Growth & Regeneration  
Scrutiny Panel  
10<sup>th</sup> March 2025 –  
Housing Growth Update

# Purpose of today

To update on issues presented to Scrutiny in March 2024

- Strategic Context
- Strategic Sites
- Town Centre Living
- Specialist Homes
- Temporary Accommodation
- Affordable Homes
- Mixed Market and Affordable Sites

Page 18 Key Learning

Looking Forward

# Strategic Context

- Central Government
- West Yorkshire City Region
- Local Housing Need
- Updated Housing Strategy



**West  
Yorkshire**  
Combined  
Authority

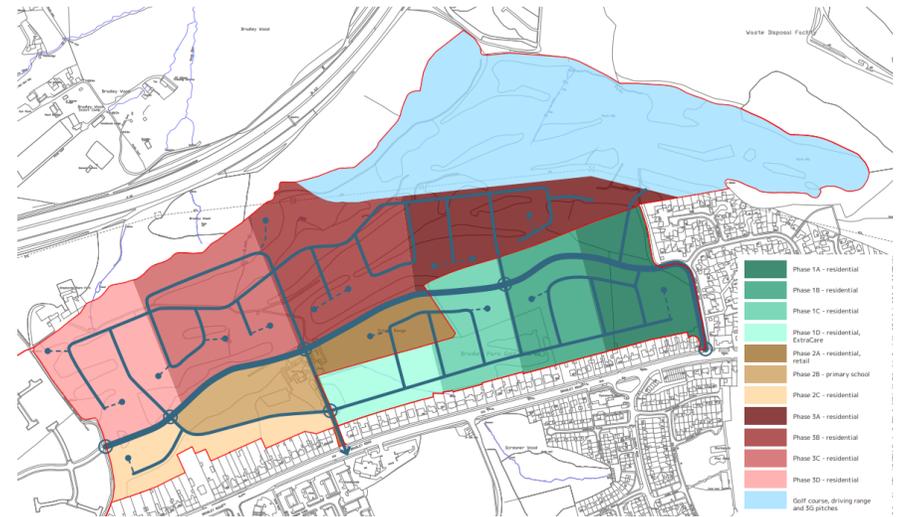


# Strategic Sites

- Dewsbury Riverside



- Bradley Park



# Town Centre Living

## Huddersfield

Town Centre Living Plan -  
Estate Buildings



Page 21



## Dewsby

Dewsby Long Term Plan  
- Daisy Hill

# Specialist Homes

- Ash View Extra Care, Huddersfield



- Kenmore Drive, Cleckheaton



- St Paul's, Mirfield



# Temporary Accommodation

- Housing Waiting List
- Human and Financial Cost
- Strategy and Procurement



# Affordable Homes

- RP Clusters Programme

Main Avenue



Highmoor



Heckmondwike



Netheroyd Hill



Mayman Lane Depot



- Affordable Housing Team

**Affordable Housing and  
Housing Mix SPD**  
March 2023

# Mixed Market and Affordable Sites

- Soothill



- Fenay Lane



- Ash View



# Key Learning and Challenges

- Housing Waiting List
- Affordability
- Challenges of Infill sites
- Challenges of Kirklees Geography
- Partnership Working – Inside and Outside Council



# Looking Forward

- Strategic Sites
- Town Centres
- Temporary Accommodation
- Local Plan



**THANK YOU  
QUESTIONS**