

Housing Growth and Regeneration

Housing Delivery Plan Update – Appendix 1

Cabinet Report – 27 June 2023

Cabinet report: Housing Delivery Plan Update

June 2023

Appendix 1

This report provides an overview of the various strands of activity relating to housing growth which are currently being progressed by the Housing Growth and Regeneration Service.

1 Strategic Allocations

1.1 Bradley Park –

The full allocation at Bradley Park will deliver around 2,000 units, including the homes to be delivered as part of the privately owned Bradley Villa Farm.

The Housing Growth team's current focus is on delivering a first phase on its own land. This, combined with the homes which have permission at Bradley Villa Farm, will deliver around 750 homes in a first Phase of which 20% (around 150) will be affordable.

Working with consultants, the Housing Growth team are currently undertaking detailed work on the highways access arrangements. Other preparatory work for the procurement of a development partner is also being progressed.

As set out in sections 1 and 2.2 of the Cabinet report, capital investment is required to support Bradley moving to the delivery phase. This support will fund the detailed investigative and enabling work that will allow the project to move forward to the point of procurement of a partner and then construction.

1.2 Dewsbury Riverside

The Dewsbury Riverside site is the largest housing allocation in the Kirklees Local Plan, which will deliver up to 4,000 homes alongside community infrastructure and open spaces. The Council owns approximately 30 hectares of the 160 hectare site, including a key access into the site and first phase of development.

Planning permission was granted at Strategic Planning Committee in November 2022 for the first phase of development at Dewsbury Riverside of up to 350 homes and supporting infrastructure on the Council's land. The Housing Growth Team are now working alongside Homes England, West Yorkshire Combined Authority (WYCA) and Network Rail, to explore funding and delivery partner options, along with working to maximise the sustainable transport connectivity that the new Ravensthorpe Railway Station will bring which is being built within and adjacent to the Dewsbury Riverside site as part of the Trans Pennine Route Upgrade.

Work is also on-going with the local community and Ward Cllrs to revise the masterplan for the site and realise the place making and sustainability opportunities, building on the innovative use of the Place Standard tool as part of the community engagement that was undertaken before the planning application on the Council's land was submitted. An Inclusive Communities Framework is being developed specifically for Dewsbury Riverside working with colleagues in the Communities Team and public engagement officers from Homes England in order to embed public engagement principles for every development stage at Dewsbury Riverside.



To deliver a key first phase of opening up the Dewsbury Riverside site for development, the allotments south of Ravensthorpe Road required relocation. The Housing Growth team have worked with existing allotment holders, Council officers in the Allotment and Capital Delivery teams, and local external partners AHR Architects and Casey to construct replacement allotments close to the original location within the Dewsbury Riverside site. Construction was completed in April 2023 of the 43 new allotment plots to replace the existing 25 plots, with 17 new designated parking spaces, water supply across the site, and replacement sheds and greenhouses for existing tenants.



2 Town Centre Living

2.1 Huddersfield Town Centre Living Plan

In July 2022, Cabinet endorsed the Huddersfield Town Centre Living plan which set out the vision for delivering high quality residential development in Huddersfield town centre, linked to the wider delivery of the Huddersfield Blueprint.

The first step in the delivery of this vision is for the Council to demonstrate the quality of homes which can be delivered in the town centre using its own assets – Estate and Somerset buildings.



At the same time as endorsing the Town Centre Living plan, Cabinet gave approval for the Council to enter into an exclusivity agreement with Thirteen Group Limited for a period of up to eighteen months, whilst they undertake feasibility and viability work on the building to establish if they can deliver a high-quality residential product in these refurbished buildings. This feasibility work is currently in progress.

A further report will be brought to Cabinet when the outcome of Thirteen’s work is complete.

2.2 103 New Street

This development supports the regeneration of a landmark building as part of the Blueprint vision for Huddersfield Town Centre. A council loan has supported the redevelopment of the building for 75 student accommodation units.

2.3 Daisy Hill Dewsbury

The Daisy Hill Neighbourhood project is a key element of the Dewsbury Blueprint, and one of the 9 schemes in the Dewsbury Town Investment Plan that have received funding from the Towns Fund.

Following approval of the Towns Fund by central government, work has been progressing to acquire key properties in the Daisy Hill area to create commercially viable opportunities for developers of high quality, sustainable homes in the future that will contribute to the regeneration of the Daisy Hill area and wider Dewsbury town centre alongside the other Town Investment Plan projects.

Housing Growth officers have also been working with colleagues at WYCA and Homes England to assess the potential development options for the Daisy Hill neighbourhood area, including compiling technical and financial viability evidence to inform the nature of development and engagement with the development market. This work will be progressed further throughout 2023.



Daisy Hill neighbourhood

Project Description

The project will undertake the initial full stage of the work to identify a new development of 100 affordable homes in the Daisy Hill area of Dewsbury. The project will also include the provision of a new public square and a new public square in the area of the Daisy Hill area of Dewsbury. The project will also include the provision of a new public square and a new public square in the area of the Daisy Hill area of Dewsbury.

Project outcomes

Outcome	Measure and relevant price	Opportunity for all	Connected and accessible
✓			

Aid and Match Funding

100% of the cost of the development will be funded by the Council. The Council will also provide a grant to support the development of the project. The Council will also provide a grant to support the development of the project.

Financial and spend profile

Overall Spend profile	Times Fund spend profile
2022/23 - £1.0m	2022/23 - £0.5m
2023/24 - £1.0m	2023/24 - £0.5m
2024/25 - £1.0m	2024/25 - £0.5m
2025/26 - £1.0m	2025/26 - £0.5m
2026/27 - £1.0m	2026/27 - £0.5m
Total - £5.0m	Total - £2.5m

Outputs

- Delivery of quality residential development in a key gateway location
- Delivery of quality residential development
- Delivery of quality residential development
- Delivery of quality residential development

Outcomes

- Addressing residents with poor health and mental health and providing a range of services to support them
- Providing a range of services to support them



3 Specialist and Supported Housing

To contribute towards delivery of the significant number of new homes needed, the Council has been working successfully with partners both in the private and public sector, including colleagues from across the Council and NHS, Clinical Commissioning Groups (CCG's), Housing Associations, Housing developers, the third sector and our housing forums, to achieve our shared outcomes.



For example, Mayman Lane in Batley where the Council worked with Calderdale, Wakefield and Barnsley in partnership with the National Health Service England which allocated £1.784m capital grant to fund the provision of 6 self-contained bungalows with care and support for people with a profound learning disability. The scheme is being delivered by specialist provider Choice Support a registered charity with expertise in this provision.

At Nabcroft Lane in Crosland Moor the Council supported Unity Housing and Chartford Housing to deliver nineteen homes, including two older persons bungalows (age 55+) and four specialist supported apartments for people who have been experiencing homelessness. The four apartments were completed in March 2022, and the bungalows were completed in the summer 2022. Homes England grant funding was secured by Unity Housing Association to

aid the development for the affordable homes on both sites, and Section 106 monies provided by the Council assisted in ensuring the scheme remained viable.

Union Gardens, Liversedge is a brownfield site that previously had planning permission for housing, but progress had stalled. The Council worked in partnership with the registered provider to secure Homes England funding, enabling them to deliver accommodation for vulnerable adults with learning and physical disabilities. The twelve units are a mixture of one and two bed apartments as well as a two-bedroom detached bungalow. This type of accommodation means we can now facilitate a move back to Kirklees for some individuals who had been placed elsewhere.

3.1 Extra Care

Ashbrow

The Ashbrow scheme will deliver 98 market (for sale) homes, 13 homes for affordable rent and 50 homes within a Council Extra Care scheme.

The project, particularly the Extra care scheme, has been very challenging to get started, in the context of the volatile construction market conditions caused by the pandemic, Britain leaving the EU, and the war in the Ukraine. Despite this, however, the Extra Care scheme started on site late in 2022, and the development is now progressing to programme. It is due to be complete in September 2024. The Extra Care scheme will provide much needed accommodation for the district's older population who have both a housing need and care need. It will deliver specialist accommodation, each with its "own front door", allowing people to live independently for longer, and with the potential to free up large Council housing which is being underoccupied.



A number of market and affordable homes on the site are already complete and are occupied, thereby contributing to meeting overall housing need.

The Extra Care scheme under construction

Kenmore Drive

The Council is working in partnership with Housing 21 to deliver the site at Kenmore Drive, Cleckheaton. The scheme will deliver 80 Extra Care affordable homes for rent.

Good progress was made on this scheme over the course of 2022, and in December 2022 the Council disposed of the site to Housing 21, at the same time entering into a grant agreement

to contribute £500k of s.106 funds to support delivery of the homes (Cabinet approval for this having been secured in May 2020). Housing 21 have also secured a substantial grant from Homes England for the scheme.

Unfortunately, early in 2023, immediately prior to work starting on site, Housing 21's contractor went into administration. Housing 21 are currently looking at alternative routes to construct the scheme. They have stressed to the Council and to Homes England their commitment to delivering the scheme, however it is possible that it will be the end of 2023 before they have a building contract in place. The Housing Growth team will continue to work with Housing 21 throughout 2023 in order to ensure that this important scheme is delivered.

4 Registered Providers Programme

The Council is working with Thirteen Housing Group, one of Homes England's strategic partners, to deliver around 200 affordable homes on five sites located across the district. The focus for these sites is on delivering energy efficient, net carbon zero ready homes. Thirteen bring resources and expertise to the Council's housing delivery programme, particularly in relation to the strategic funding they receive from Homes England for housing delivery.



Cabinet approval was secured in July 2022 to dispose of the sites to Thirteen Group. Thirteen are working on the sites as a programme, with the most advanced site being Main Avenue at Cowlersley. A design and build contractor has been identified for this site, and a planning application will be made in 2023, with work expected to start in mid 2024.

Illustrative impression

On the other sites in the programme, Thirteen are having pre-application discussions with the Local Planning Authority about their proposals. Applications have also been made for One Public Estate Brownfield Housing Fund grant, to make two of the more difficult, brownfield sites more viable. The outcome of these grant applications is expected in summer 2023.

5 Accelerated Construction Programme

The Council has successfully secured an allocation of grant investment from Homes England's Accelerated Construction Programme to develop homes on the Soothill site. There is a requirement for the homes to be built using Modern Methods of Construction at an agreed accelerated pace of delivery.



Homes under construction at Soothill

5.1 Soothill

The Council are working in partnership with Keepmoat to deliver 254 market (for sale) homes and 65 affordable homes on the Soothill, Batley.

Site infrastructure works funded by Homes England were completed in the summer of 2022. The homes are now under construction, with the first completions of both market and affordable homes having occurred at the end of April. The homes on the site are being built at an accelerated pace of 5.4 homes per month, with overall completion of the site due by 2027.

6 Housing Brokerage Service

The Housing Brokerage Service operates to provide assistance, where needed, for stalled housing development sites across Kirklees. Officers in the Housing Growth Team can be contacted via: Housing.Regeneration@kirklees.gov.uk and are happy to consider issues that are a barrier to development.

The team can provide advice around development viability issues, the Council's pre-application planning process, and explore opportunities for external funding from third parties such as WYCA and Homes England.

The team also work closely with colleagues in the Planning Policy Team to understand which sites have not started or stalled and can provide information about these to interested developers to encourage partnership working to unlock sites.

Over recent years the team have assisted a number of landowners/developers in bidding for the WYCA Brownfield Housing Fund to unlock brownfield sites. Specific sites where the Brokerage Team have been involved in discussions include; Newsome Mills, Westgate Cleckheaton, former Midlothian Garage site, New Mill Road, Holmfirth.

7 Pipeline sites

A number of sites have been identified for potential disposal where this will support Housing Growth outcomes. In many cases these sites are in strong market areas and the Council has already been approached by developers and or registered providers in relation to a number of the sites. The Council is currently looking at options on a site by site basis to enable the sites to be brought forward for housing and delivered quickly alongside introducing mechanisms to manage the risk of potential land banking.

As set out in sections 1 and 2.3 of the Cabinet report, following on from extensive feasibility work, where appropriate we are seeking to dispose of sites in the programme where this supports delivery of housing growth outcomes.

Overall Delivery position

Live or completed projects	Units to be delivered 2022/26
Union Gardens- complete	12
Nabcroft Lane - complete	19
Ashbrow - onsite	161 – incl 50 Extra Care
Kenmore Drive	80 Extra Care
Soothill - onsite	319
Registered Provide Clusters – In planning	207
Estate / Somerset Buildings	44
103 New Street – partial completion	75
total	917

Strategic Sites	Units to be delivered 2024/2030
Dewsbury Riverside – PP granted	First phase 350
Bradley Park – viability work underway	First phase 474
total	824

Pipeline Sites	Units to be delivered 2024/2028
Gomersal School	48
Upper Clough	40
Flint St	45
Fenay Lane	190
total	383

Delivery through the programme estimate	Units to be delivered 2022/2030
Cumulative total	2,124