

**REPORT TITLE: Housing Growth Update**

<b>Meeting:</b>	Growth and Regeneration Scrutiny Panel
<b>Date:</b>	9 <sup>th</sup> March 2026
<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>	David Shepherd 23/02/26
<b>Is it also signed off by the Service Director for Finance?</b>	Not applicable
<b>Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?</b>	Not applicable

**Electoral wards affected:** All

**Ward councillors consulted:** Not applicable

**Public or private:**

**Has GDPR been considered?**

**1. Executive Summary**

This report provides an update on the work of the Housing Growth team over the last twelve months. It looks at the strategic context in which the team operates, and progress made on strategic sites, town centre living, specialist and affordable homes and market housing.

## **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 sets out that 1,873 homes a year are needed in the district. 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 it was previously reported to scrutiny that is required updating. Officers have produced an updated Housing Strategy for the period 2026 – 2031.

The Housing Strategy 2026–2031 sets out Kirklees Council’s vision for ensuring that every resident has access to a suitable, safe and affordable home.

The key focus is that we want people to be able to access a suitable home, and to prevent homelessness. The strategy addresses this by looking at three key areas – housing need, housing quality, and housing growth and delivery.

Against the backdrop of rising housing need, an ageing population, increased costs of living and widening inequalities, the new strategy sets out a coordinated, long-term framework for addressing housing challenges across the district. It aligns with the Council Plan, the Preventing Homelessness and Rough Sleeping Strategy 2024–2029, wider regional ambitions through the West Yorkshire Combined Authority (WYCA), and national housing policy.

#### **2.2 Strategic Sites**

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

Dewsbury Riverside is the largest housing allocation in the Local Plan. The Housing Growth team have continued to make progress, working closely with Homes England on this site. Preliminary market engagement took place with master developers in summer 2025. Another focus has been the resolution of issues with neighbouring strategic landowners, with whom dialogue and negotiation is ongoing. Unfortunately, it is not possible to progress the procurement of a master developer until these issues are resolved. Following recent positive conversations with relevant landowners, it is anticipated that progress will be made over the summer. Procurement

documents have been prepared in parallel and will be ready to be issued when the strategic landowner discussions are resolved.

### **b) Bradley Park**

Bradley Park is a council owned strategic housing allocation in the Local Plan and will deliver around 2,000 homes. It was previously reported to Scrutiny that strategic acquisitions relating to access needed to be resolved before commencing procurement. One strategic property purchase has been completed, and another two are well advanced. The properties will be used as temporary accommodation for those in housing need until such time as they are demolished. Procurement documents are ready to be issued once the strategic property issues relating to access are resolved. The property acquisitions are required to give certainty to 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 were successful in securing £1.25 million of One Public Estate (OPE) Brownfield Land Release Funding in 2024. This provided grant funding for enabling works for surplus land and buildings that will ultimately deliver housing. The enabling works were carried out in 2025.

A cabinet report about a proposed delivery route for housing was considered in June 2025, and following this the scheme went out for procurement in February 2026.

### **b) Dewsbury**

In Dewsbury the focus for residential development is on the Daisy Hill area, located between the town centre and the railway station. Residential development has already been introduced to this area through the development of the Station apartments, opposite 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 took place in 2025, and detailed proposals for this building are now being considered.

## **2.4 Specialist Homes**

The team are delivering sites for specialist housing:

### **a) 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 to the point that the building is now wind and water tight. The scheme is expected to complete in late summer 2026. Housing Growth are working with colleagues in Adults, alongside Housing 21, on how the properties will be allocated.

### **b) 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. Planning permission has been secured and legal work is has been progressed to dispose of the site to Connect. Unfortunately the only issue holding up the transfer of the site has been legal issues with neighbouring properties. These are, however, close to being resolved and start on site is expected in mid 2026.

## **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.

There is both a significant financial cost the Council and human cost to families living in temporary accommodation. The Housing Growth team continues to work closely with colleagues in Housing Services to deliver solutions to address the need for temporary accommodation. During the last twelve months, the Housing Growth team have identified a number of potential models for the supply of temporary accommodation, and have undertaken detailed work to model the risks and benefits of these options, both legally and financially. This detailed work will continue in 2026, with the benefit of input from finance and legal colleagues, along with specialist input from the Ministry of Housing, Community and Local Government . This will then lead to the identification and potential procurement of a preferred option.

## **2.6 Affordable Homes**

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

It was reported in March 2025 that the Council is working with Housing Association Thirteen to deliver 100% affordable homes on five sites across the district. Unfortunately over the course of 2025, detailed site investigation work by Thirteen found that three of these sites were unviable. One of the sites is being considered for disposal , and alternative options are being explored for the two other sites.

During 2026, planning decisions and a start on site are expected for Thirteen's sites at Main Avenue and Highmoor Lane, Cleckheaton. These sites will deliver 97 affordable and intermediate tenure homes.

### **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, 73 affordable homes were secured through the planning process in 2024/25 and the team continues to support delivery partners to secure further affordable housing in 2025/26.

## **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 43% will be affordable. 211 homes have been sold (privately) or transferred (to a Housing Association) on this site, and development will continue at pace during 2026. The overall completion date for the site is December 2026.

### **b) Fenay Lane**

Vistry were appointed as the development partner for this site in 2025. Work in the last year has focussed on legal discussions, and Vistry engaging with the Local Planning Authority in advance of making a planning application.

### **c) Ash View**

Whilst the team's focus has been on delivery of the Council Extra Care scheme (see 2.4) above, this site has also delivered 98 market sale, and 21 affordable homes with construction completing in the last year.

## **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.

#### **Thriving People and Communities**

Housing Growth's work contributes to citizens being able to live healthy, independent lives by building housing which meets the needs of local communities, including Extra Care housing for older people and supported accommodation for those with learning disabilities.

### **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 Risk, Integrated Impact Assessment (IIA) 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**

### **6.1 Options considered**

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

### **6.2 Reasons for recommended option**

Not applicable

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

Housing Growth will continue to deliver the programme of work set out in this 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](mailto:liz.jefferson@kirklees.gov.uk)

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

Growth and Regeneration Scrutiny Panel 2025:  
[Item 7. Housing Growth Scrutiny Report.pdf](#)

## **10. Appendices**

None

## **11. Service Director responsible**

Joanne Bartholomew  
Director of Place