

Tuesday, 9 July 2019

To: Members of the Sheffield City Region Housing Board and Appropriate Officers

NOTICE OF MEETING

You are hereby summoned to a meeting of the Sheffield City Regional Housing Board to be held at **11 Broad Street West, Sheffield S1 2BQ**, on: **Wednesday, 17 July 2019** at **1.00 pm** for the purpose of transacting the business set out in the agenda.



Dr Dave Smith
Chief Executive

Member Distribution

Councillor Chris Read (Chair)
Tanwer Khan (Co-Chair)

Neil MacDonald

Councillor Julie Dore
Councillor Chris Lamb
Councillor Glyn Jones
Damian Allen
Mark Lynam
Nick Rousseau

Rotherham MBC
Private Sector LEP Board
Member
Private Sector LEP Board
Member
Sheffield City Council
Barnsley MBC
Doncaster MBC
Doncaster MBC
SCR Executive Team
SCR Executive Team

SCR - Housing Board

Wednesday, 17 July 2019 at 1.00 pm

Venue: 11 Broad Street West, Sheffield S1 2BQ



Agenda

Agenda Ref No	Subject	Lead	Page
1.	Welcome and Apologies		
2.	Declarations of Interest by individual Members in relation to any item of business on the agenda		
3.	Urgent items / Announcements		
4.	Public Questions on Key Decisions		
5.	Governance Arrangements and Terms of Reference	Mr Mark Lynam	5 - 22
6.	Housing Board Activities And Work Programme	Mr Colin Blackburn	23 - 56
7.	Developing A Housing Evidence Base	Mr Mark Lynam	57 - 60
8.	Draft Statement Of Common Ground	Mr Colin Blackburn	61 - 94
9.	Capital Programme: Scheme for Discussion - Bradwell	Mr Colin Blackburn	95 - 104
10.	Any Other Business		
Date of next meeting: Thursday, 29 August 2019 at 1.00 pm At: 11 Broad Street West, Sheffield S1 2BQ			

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HOUSING BOARD

17th JULY 2019

GOVERNANCE AND TERMS OF REFERENCE

Purpose of Report

This report summarises for Housing Board Members the approved governance arrangements for the Housing Board, approved by the Mayoral Combined Authority and the Local Enterprise Partnership. The paper also proposes dates for future meetings.

Freedom of Information

Thematic Board Papers and any appendices will be made available under the Combined Authority Publication Scheme. This scheme commits the Authority to make information about how decisions are made available to the public as part of its normal business activities.

Recommendations

Board members are asked to:

1. note the approved governance arrangements and clarify any issues,
2. note the proposed future scheduling of Housing Board meetings,
3. note the potential to engage a wider membership on an advisory basis and consider how this may be approached

1. Introduction

- 1.1** Following consultation with partners and a review of the models in other mayoral combined authorities, the MCA and LEP at their meetings 17th December 2018 and 14th January respectively approved strengthen governance arrangements. These arrangements have been designed to create more efficient, effective and transparent decision-making processes. The MCA Constitution has been amended to reflect these new arrangements. From the 1st April 2019 five thematic boards, with appropriate delegations to complement their role in implementing policy and programmes more transparently, came into effect.

2. Proposal and justification

2.1 Governance Model

Appendix 1 to this report attaches the approved governance paper for Board Members to review and discuss.

2.2 Terms of Reference

Appendix 2 of this report includes the terms of reference for the Housing Board to review and discuss.

2.3 Meeting Schedule

This paper proposes that the Housing Board meets during week 4 of the MCA 8 week cycle. This will allow any decisions requiring escalation to the MCA, due to the value exceeding the delegation, to progress through the decision-making process in a timely manner. The proposed dates are suggested below

Proposed Housing Board dates (week 4 of the 8-week cycle)	MCA Date (week 8 of the 8-week cycle)
26/08/19 – 30/08/19	23/09/19
21/10/19 – 25/10/19	18/11/19
*30/12/19 - 03/01/20	27/01/20
24/02/20 – 28/02/20	23/03/20
04/05/20 – 08/05/20	01/06/20
29/06/20 – 03/07/20	27/07/20
24/08/20 – 28/08/20	21/09/20
19/10/20 – 23/10/20	16/11/20

*potentially move to week 2 or to week 5 to avoid the Christmas and new year period.

2.4 Advisory Membership

The decision-making Board Members are detailed in Appendix 1, section 2.3. The membership of the Board will comprise two leaders, with one from the constituent councils and one from the non-constituent councils, a member of each of the remaining councils (to be nominated by the respective authority) and two private sector LEP Board members, as well as a lead chief executive from a different authority to the leader.

There is the potential for Board Members to develop a broader advisory network through the engagement of appropriate organisations. This advisory network does not necessarily require attendance at the Thematic Board but could be through other mechanisms. Board Members are asked to consider this matter to start to develop their preferred approach.

3. Consideration of alternative approaches

- 3.1 There is no discretion to change governance arrangements, as these have been approved by both the MCA and the LEP but to note it is planned that there will be a review of arrangements after 6 months of meetings.

4. Implications

4.1 Financial

Thematic Boards have the authority to approve agreed pipeline projects and schemes with a value of less than £2m. This provides consistency with the limits previously in place for the Housing Investment Board. The Thematic Boards are also able to accept tenders and quotations for the supply of goods, materials and services up to a limit of £200,000.

4.2 Legal

The changes have been captured in the MCAs Constitution and elements of the LEPs governance framework and came into force on 1st April 2019.

4.3 Risk Management

Strong governance arrangements in the Sheffield City Region are an important mechanism in managing a number of corporate risks. This reflects the commitment of both the MCA and LEP to transparency, and the clear delineation of responsibilities between different elements of the decision-making system.

4.4 Equality, Diversity and Social Inclusion

In line with the LEP's Diversity Policy equality and diversity has been taken into consideration in the composition of the Thematic Boards.

5. Communications

- 5.1** The roles and responsibilities of the new Thematic Boards are explained in the SCR Assurance Framework and the MCA Constitution which is published on the SCR website. All meeting papers, minutes and membership of the Thematic Boards will be published on the SCR website. In addition, members of the public can submit questions to the Thematic Board and receive a written response.

6. Appendices/Annexes

- 6.1** Appendix 1 – MCA paper on revised governance arrangements
Appendix 2 - Terms of Reference

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Background papers used in the preparation of this report are available for inspection at: 11 Broad Street West, Sheffield S1 2BQ

Other sources and references:

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17th December 2018

Strengthening Governance: efficient, effective and transparent decision making in the Sheffield City Region

Purpose of Report

Following consultation with partners and a review of the models in other mayoral combined authorities, a proposal has been developed to strengthen governance in the SCR. This seeks to build upon the best of current arrangements to create more efficient, effective and transparent decision-making processes. This is based on establishing a Transport Board that brings together the existing Transport Executive Board and the SYPTE Executive Board. In addition, four other boards would be in place for Business Growth, Skills and Employment; Housing; and Infrastructure, who would have appropriate delegations to complement their role in implementing policy and programmes more transparently.

Thematic Priority

Cross cutting – the model impacts on all elements of the SCR CA and LEP decision making.

Freedom of Information and Schedule 12A of the Local Government Act 1972

The paper will be available under the Combined Authority Publication Scheme

Recommendations

- That Leaders agree the proposed approach to strengthen governance in the SCR, as set out in section 2.

1. Introduction

- 1.1** Since its formation in 2014 the Sheffield City Region Combined Authority (CA) has worked closely with the Local Enterprise Partnership (LEP) to deliver the outcomes identified in the Strategic Economic Plan (SEP). With the election of the City Region's first metro mayor, this marks a new era of greater and more direct accountability on decisions at this scale.
- 1.2** As a Mayoral Combined Authority (MCA), it is important that the Board's decision-making process is efficient, effective, transparent and provides accountability to local residents and businesses. The SCR Executive has therefore reviewed its processes, sought feedback from partners and analysed other MCAs arrangements to seek to develop a proposal on which consensus can be achieved.
- 1.3** Through the consultation with partners a range of views were expressed on the way

forward. These highlighted a number of common themes, including:

- **Leadership** - The importance of having stronger oversight, accountability and decision making of the work being undertaken by the thematic boards;
- **Accountability** – Ensuring that policy is led by local leaders and provides articulation of City Region priorities that residents and businesses can engage with;
- **Transparency** - That there is a need for greater transparency on the work being undertaken by the CA to ensure that the public are aware of this activity.
- **Roles and responsibilities** - Providing greater clarity of what decisions can be taken by which part of the governance structure and by whom, improving the efficiency of the process, reducing the potential for duplication and confusion;
- **Space for policy development** – that governance arrangements need to provide the opportunity to shape future policy development and priorities on topical issues;
- **Design** - That form should follow function, with the need to have arrangements in place that will deliver the MCAs priorities;
- **Corporate governance** - Improving the effectiveness of the decision-making process by having a forward plan in place for all sub boards, with papers and presentations provided five clear working days in advance; and
- **Co-ordination and collaboration** - All members being sighted on the decisions being taken by the MCA across the different thematic areas, whilst ensuring leadership and timely decisions to rationalise the number of meetings.

2. Overarching proposal and justification

2.1 To revise governance arrangements in the SCR, a set of principles has been developed, following feedback from partners. These seek to ensure that the optimum arrangements are established, forming a robust foundation for the decision-making process:

- Achieving an efficient, effective and transparent model for decision making;
- Collaborating to build collective and combined decisions to deliver the outcomes identified in the SEP;
- Providing strong and accountable leadership in setting the agenda and subsequently delivering a defined programme of activity to rigorously realise the outcomes of the SEP; and
- Scrutinising the planned and activity underway to deliver the best outcomes for the SCR and value for money.

2.2 Based on these principles the defining features of the proposed revised SCR governances are that:

- The MCA continues to set the overall direction for the Sheffield City Region and act as the accountable body for all funding awarded to the LEP. The LEP will continue to provide thought-leadership on the economy, lead the development of economic policy and champion the SCR private sector.
- The sub structure of the MCA and LEP will retain its thematic focus in the four areas of: business growth; skills and employment; housing and infrastructure; and transport.
- Given the stronger model of leadership being proposed, meeting frequency will change from a six weekly to an eight weekly, allowing more time for work to be progressed. This would be supported by the establishment of urgent delegated decision-making protocols within the constitution to be used by exception, but as required, when a decision falls outside of the parameters of the cycle.
- In addition, when the revised governance arrangements have been agreed in principle, they will need to be captured in a number of key documents such as the MCA constitution (including financial regulations) and the Assurance Framework. Subject to its agreement, these updated documents will be presented to the Board at its next meeting for approval, as part of this wider model.

A summary of these proposed roles is set out at Annex A.

2.3 To supplement these overarching arrangements a proposal has been developed to build upon and strengthen the existing model by creating an integrated Transport board (that

would bring together the existing Executive Board with the SYPTE Exec Board) and four other sub boards with defined delegated power. This would comprise:

- Merging the existing Transport Executive Board (TEB), with the PTE Executive Board to provide a single forum to discuss strategy and implementation. It is proposed that this Board will comprise a member of each constituent councils (to be nominated by the respective authority), be chaired by the Mayor, with another Leader acting as the Deputy Chair and contain a representative for non-constituent councils and the LEP. This Board will also be supported by a lead chief executive and contain the Director General of SYPTE, due to the legislative requirements of the PTE Board.
- For the three remaining existing boards, following discussion with partners it is proposed that the infrastructure and housing agendas are separated into different boards, as the recent merger was an interim position. Furthermore, the Housing and Business Growth Boards, will also assume decision making responsibilities currently held by the Housing Investment (HIF) and Business Investment Fund (BIF) Panels respectively. This will be on the principles of decisions not being taken at a level below that of the thematic boards. It is proposed that all four of these Boards operate in a similar manner to the way the Business Investment Fund (BIF) Panel and Housing Investment (HIF) Board have to date, whereby delegations will be discharged through officers working with the Board. All decisions taken will be reported at the next meeting of the MCA as part of the delegated authority report. The membership of these Boards will comprise two leaders, with one from the constituent councils and one from the non-constituent councils, a member of each of the remaining councils (to be nominated by the respective authority) and two private sector LEP Board members, as well as a lead chief executive from a different authority to the leader.
- In addition, in order to strengthen transparency on the work of the five sub boards it is proposed that they will:
 - Be formally embedded within the SCR MCA forward plan, publishing all key decisions 28 days in advance;
 - Publish papers and agendas five clear working days in advance of the meeting;
 - Provide a mechanism for members of the public to provide written questions on the papers, with a commitment that a response will be made in writing; and
 - Publish draft and ratified minutes within 10 days of the meeting taking place.

2.4 The proposed terms of reference specifies the proposed approach to decision making, which requires consensus from board members for a decision to be made on schemes under £2m. Should consensus not be reached within a thematic board the issue would be escalated either to the LEP (if related to policy / strategic alignment on LEP funds) or the MCA (if related to MCA funding or to fulfil the accountable body functions for LEP investment).

2.5 Subject to the agreement of this approach, it is proposed that the overview of this model is presented for approval at the next MCA / LEP in December and January respectively. Further work will also need to be undertaken to embed this approach within the Constitution and Assurance Framework. However, the latter document will need to be reviewed in the new year following the publication of Government's updated National Assurance Framework.

3. Consideration of alternative approaches

3.1 *Cabinet model role, supported by officer delegations* – whilst the legislation by which the MCA was established mean that legal cabinet models cannot be used, there is an option where portfolios could be established with delegations residing with officers.

3.2 *Reducing the number of thematic boards* – it has been suggested that the number of existing boards could be reduced to three, with effectively transport merging with housing and infrastructure into a place board. However, under such a model the SYPTE Executive Board would probably need to remain distinct to keep the portfolio manageable, meaning that there would still in effect be four boards.

4. Implications

4.1 Financial

It is proposed that the delegation limit from the MCA to the sub boards is set at £2m. This would provide consistency with the limits already in place for the BIF and Housing Investment Boards and is below the average (financial) value of schemes currently being funded through the LGF programme.

4.2 Legal

The changes set out in the proposed model would need to be captured in changes to the MCAs Constitution and elements of the LEPs governance framework when agreed. This could be undertaken and presented for consideration at the next meeting of the MCA. As part of the update to the SCR Assurance Framework it is proposed that the process by which business cases are published and then considered by the authority, should be refined, so that any comments received are captured, with the response from the scheme promoter included in the documentation presented for approval.

The proposed merged SYPTE Board and TEB will be achieved by establishing a Board with a membership as set out in paragraph 2.3 above who will collectively consider strategy, performance, implementation and capital/revenue programme matters. Due to SYPTE being a separate legal entity to the MCA, with its own statutory functions, it will, in line with the MCA/Transport Board's strategic direction and within the budget set by the MCA, exercise its operational functions through its Management Board and/or Director General (in accordance with the South Yorkshire Transport Area (Establishment of Executive) Order 1973). Under the proposal SYPTE will report performance, seek direction from and consult with the Transport Board. Appropriate transport functions of the MCA will be delegated to the Transport Board, although the formal delegation by the MCA is to SCR Managing Director (or their representative) in consultation with the Chair of the Transport Board. Where there is not unanimity of the Transport Board any decision shall be referred to the MCA and/or LEP as appropriate.

The same structure for delegations to the other Boards is proposed with the formal delegation being to the SCR Managing Director (or their representative) in consultation with the Boards Chair. Where there is not unanimity of the Board the Officer delegation is not exercisable and the decision in question will be escalated to the MCA and/or LEP as appropriate. Officer delegations are authorised by s.101 Local Government Act 1972.

4.3 Risk Management

Continuing to strengthen governance arrangements in the Sheffield City Region will be an important mechanism in managing a number of corporate risks. This will reflect the commitment of both the MCA and LEP to transparency, and the clear delineation of responsibilities between different elements of the decision-making system.

4.4 Equality, Diversity and Social Inclusion

In developing the composition of the sub boards of the SCR governance arrangements it has been important to consider diversity and how this represents the breadth of the City Region, including factors such as geography and gender.

5. Communications

- 5.1** If the proposed model is agreed, it will be important to clearly and effectively communicate when, how and what decisions are being taken and the roles of different boards within this process. This will be vital in signposting people to the information that they wish to find and in improving awareness of the activity being undertaken by the MCA and LEP collectively.

As set out through the LEP Review, the SCR will need to have a corporate plan in place for

2019/20. Developing this document could further clarify these roles and purposes.

6. Appendices/Annexes

6.1 Annex A – Proposed responsibilities for the boards in the governance cycle

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Background papers used in the preparation of this report are available for inspection at: 11 Broad Street West, Sheffield S1 2BQ

Other sources and references:

Annex A – Proposed responsibilities for the boards in the governance cycle

Board	Role
MCA	<ul style="list-style-type: none"> • Agree budget and corporate plan for the year and monitor's progress against its achievement • Decision maker new programmes of activity • Agree policy (including thematic policy) • Decision maker on schemes and to receive grant over £2m and under £2m for general activity. • Accountable body for LEP funding • Escalation point for decisions relating to LGF where consensus cannot be reached (in relation to accountable body functions)
LEP	<ul style="list-style-type: none"> • Evaluates the health and performance of the SCR economy • Custodian of the Strategic Economic Plan • Partner in development of the Local Industrial Strategy • Responsible to government for funding awarded to deliver the SEP • Voice of the private sector in decision making process • Setting the parameters of offer to business • Approve new projects to enter into the pipeline for LEP investment, on the basis of strategic fit • Escalation point for decisions relating to LGF where consensus cannot be reached (in relation to alignment to strategy / strategic fit)
Thematic boards	<ul style="list-style-type: none"> • Thematic policy development • New programme development • To enact MCA and LEP agreed policy • Approve schemes with a value of less than £2m • Accept grants with a value of less than £2m for a defined purpose linked to the Board's theme • Monitor programme delivery and performance • Specific statutory responsibilities related to the discharge of the SYPTE Executive Board functions, for the Transport Board
Appraisal Panel	<ul style="list-style-type: none"> • No decision-making powers • Independent of scheme promoters, the panel is responsible for making recommendations from the SCR MCA Statutory Officers to the respective decision-making board

Housing Board

Terms of Reference



1. Purpose and Role

1.1 The purpose of the Housing Board is to drive the development and delivery of the SCR's thematic programme and activity on this theme.

1.2 The role of the Housing Board is to:

- Shape future policy development and priorities on issues related to housing;
- Develop new housing programmes;
- Make investment decisions up to £2 million within the agreed budget and policy on housing, as delegated by the Mayoral Combined Authority (MCA);
- Accept grants with a value of less than £2 million; and
- Monitor programme delivery and performance on housing.

2. Responsibilities

2.1 The Housing Board is responsible for:

Funding

- Approving, deferring or rejecting applications for housing projects in the SCR's pipeline that fall within the financial limit of delegated authority, and which are within the housing budget agreed by the MCA and Local Enterprise Partnership (LEP);
- Making recommendations to the MCA to approve, defer or reject applications for housing projects in the SCR's pipeline that exceed the financial limit of delegated authority, and which are within the housing budget; and
- Making recommendations to the LEP to approve, defer or reject applications for housing projects to form part of the SCR's pipeline.

Strategy and Policy

- Ensuring that housing policy agreed by the MCA and LEP is enacted effectively through appropriate investments;
- Reviewing economic intelligence and evidence of SCR economic performance on housing (e.g. new dwellings, housing affordability, residential property rental values) and identifying propositions to accelerate growth and improve housing quality; and
- Developing and managing relationships with key stakeholders and partners.

Programme Delivery

- Commissioning of activity to deliver and implement the SCR's priorities on housing; and
- Monitoring housing programme and project delivery.

Performance and Risk Management

- Reviewing project performance, outputs and outcomes;
- Identifying and recommending mitigations for any programme risks or poor performance; and
- Escalating any strategic, policy or programme risks to the MCA and LEP.

2.2 The Housing Board will provide leadership on the following thematic issues:

- Affordable housing offer
- Residential offer
- Residential land development, including site access from the strategic transport network

2.3 The Transport Board will be consulted on residential development projects which incorporate link roads or junction improvements but decisions on such projects will be taken by the Housing Board.

2.4 Mixed residential and commercial development schemes will be discussed by both the Housing Board and Infrastructure Board. Decisions on mixed schemes which are largely residential, or where the main beneficiary is residential, will be taken by the Housing Board.

3. Delegated Authority

3.1 In order to enact its responsibilities, the Housing Board will have delegated authority from the MCA to approve investment decisions for agreed pipeline projects up to £2 million.

3.2 The Housing Board will have delegated authority to accept grants with a value of less than £2 million.

3.3 The Housing Board will have delegated authority to accept a tender or quotation for the supply of goods, materials or services for which financial provision has been made in the Authority's Revenue Budget up to a limit of £200,000.00 in value for any one transaction.

3.4 The Housing Board may refer a matter or decision within their delegated authority to the MCA or LEP.

4. Membership

4.1 The Housing Board will be co-chaired by a member of the MCA and a private sector LEP Board member.

4.2 Membership of the Housing Board will comprise of:

- Two Leaders from the MCA (one from a constituent Local Authority and one from a non-constituent Local Authority);
- A nominated representative for each of the remaining seven Local Authorities;
- A lead Chief Executive from a Local Authority
- Two private sector LEP Board members; and
- The SCR MCA Head of Paid Service (or their nominated representative).

4.3 Board members can nominate a deputy to attend meetings of the Board in their absence. All deputies must be named and must complete a Register of Interests Form.

5. Frequency

5.1 The Housing Board will meet on an eight-weekly cycle.

6. Secretariat

6.1 The Sheffield City Region Executive Team will provide the secretariat for the Housing Board.

6.2 Papers and presentations for Board meetings will be circulated to Board members five clear working days in advance of the meeting.

7. Attendance

7.1 Consistent attendance at the Housing Board meetings is essential and attendance will be recorded.

8. Quorum

- 8.1 Meetings of the Housing Board will be quorate when seven members are present. A member who is obliged to withdraw under the Code of Conduct for Members shall not be counted towards the quorum.
- 8.2 A Board member may be counted in the quorum if they are able to participate in the meeting by remote means e.g. telephone, video or electronic link and remain available for the discussion and decision items on the agenda.

9. Decision Making

- 9.1 Board decisions are legally taken by the Head of paid Service (or their nominated representative) in consultation with the Chair of the Board. By protocol, decisions will not be taken unless there is Board consensus for the decision. Where consensus cannot be reached the issue will be escalated to the MCA and/or the LEP as appropriate for final decision.
- 9.2 Decisions made by the Housing Board will be presented to the MCA Board in a written Delegated Decisions Report at the next meeting. As the delegating body, the MCA will have the right to review or amend decisions made by the Housing Board where such decision has not been acted upon subject to giving due reason for doing so.

10. Conflicts of Interest

Register of Interests

- 10.1 All Board Members must complete a Register of Interests Form within 28 days of being appointed to the Housing Board. This must disclose any disclosable pecuniary interests (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) for the Member, their spouse, their civil partner or partner. Completed Register of Interests Forms for all Board Members are published on the SCR website.
- 10.2 It is the responsibility of every Housing Board Member to ensure that their Register of Interests Form is up-to-date and declare any new interests within 28 days of this being known.
- 10.3 Interests declared by Housing Board Members will be listed on the SCR's Register of Members' Interests.

Declarations of Interest at Board Meetings

- 10.4 It is the responsibility of Board members to declare any disclosable pecuniary interest (as defined in the The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) and any other personal interests whether financial or non-financial in specific agenda items at the start of each Housing Board meeting.

11. Decisions between meetings

- 11.1 This procedure is to be used only by exception
- 11.2 When a urgent matter or decision falls outside the parameters of the meeting cycle, the Housing Board will be permitted to make decisions through this procedure. If the matter is a Key Decision the procedure in Part 5B (Access to Information Procedure Rules) of the Constitution also needs to be complied with.
- 11.3 The Head of Paid Service (or their nominated representative), in consultation with the Chairs of the Housing Board, will contact Board Members by email to notify them of the following:
- Details of the matter requiring comment and/or decision;
 - The name of the person or persons making or putting forward the proposal/decision
 - The reason why the matter cannot wait until the next Board; and
 - The date responses are required by.

Two working days after the close of responses, the following will be circulated to all Board Members:

- The outcome of the decision taken (including responses received in agreement and responses received in disagreement);
 - The date when any decision comes into effect; and
 - Any mitigating action taken to address stated views or concerns.
- 11.4 Decisions and actions taken will be retrospectively reported to the next meeting of the Housing Board and MCA in accordance with paragraph 9.2 above.

12. Advisory Groups

- 12.1 The Housing Board will be supported in making investment decisions by the SCR's independent Appraisal Panel. The Appraisal Panel will assess all applications for funding and will present their findings and recommendations to the Board on whether the application should be approved, deferred or rejected.
- 12.2 The Housing Board is permitted to form Task and Finish groups of key stakeholders and advisors to assist in the management and monitoring of individual programmes or projects. Any such groups are purely advisory and must submit reports to the Housing Board.

13. Transparency

Key Decisions

- 13.1 Decisions to be taken by the Housing Board will be published in the SCR Forward Plan of Key Decisions on the SCR website 28 days in advance of the decision being made.
- 13.2 Questions and comments submitted by the public on the pending decisions will be notified to the Housing Board and will be responded to in writing.

Meeting Papers

- 13.3 Agendas and papers for the Housing Board will be published on the SCR website at least five clear working days before the meeting date.

Exemptions

- 13.4 Where reports or information for Board meetings is exempt from disclosure under Section 12A of the Local Government Act 1972 or the Freedom of Information Act 2000, these papers will either be reserved or specific information in the paper will be redacted.
- 13.5 Reserved papers and reports can still be requested under the Freedom of Information Act. Requests will be considered on a case by case basis (taking into consideration such factors as timing, any applicable exemptions and the public interest test).

Meeting Record

- 13.6 Draft minutes will be published on the SCR website within ten days of the Housing Board meeting taking place. The meeting record (approved

minutes) will be published on the SCR website within ten clear working days of the subsequent Housing Board meeting.

14. Amendments to Terms of Reference

- 14.1 These Terms of Reference will be reviewed annually. Any changes will be approved by the MCA and LEP.

SCR HOUSING BOARD

 17th JULY 2019

SCR HOUSING BOARD ACTIVITIES AND WORK PROGRAMME
Purpose of Report

The attached presentation provides a summary of the areas of activity that the Housing Board has responsibility for.

Thematic Priority

This report relates to the following Strategic Economic Plan priorities:

- Secure investment in infrastructure where it will do most to support growth.

Freedom of Information

The paper will be available under the Combined Authority Publication Scheme

Recommendations

The Board is asked to:

1. note and comment on the current SCR housing activities being undertaken, which fall within the role and remit of the Housing Board; and
2. note the Dashboard proposals to monitor progress on both the Housing Board's activities and the SCR Housing Fund investments.

1. Introduction

1.1 The Terms of Reference for the Housing Board is set out under Item 5, but in summary the key roles are to:

- Shape future policy development and priorities on issues related to housing;
- Develop housing programmes;
- Make investment decisions up to £2 million within the agreed budget and policy on housing, as delegated by the Mayoral Combined Authority (MCA);
- Accept grants and loans with a value of less than £2 million; and
- Monitor programme delivery and performance on housing.

1.2 Prior to the establishment of the Housing Board, the relevant programme of work was shaped and overseen by the SCR Housing and Infrastructure Executive Board. This Board agreed activities and the work programme, which has continued, and regularly received reports on progress in how they were being implemented. This included progress in developing capital schemes through the due diligence process for SCR investment.

2. Proposal and justification

- 2.1** The presentation in Appendix 1 details the existing programme of work in relation to housing including the ongoing SCR Pilot Housing Fund and emerging Housing Programme and seeks the views of the Board on this work programme and any future priorities, as well as inviting input on potential new activities not currently being covered.
- 2.2** To fulfil the Board's role with regards to monitoring programme delivery and performance, work is ongoing to develop a consistent 'dashboard' approach.

Appendix 2 provides an extract from a dashboard that was used to keep the former Housing and Infrastructure Executive Board up-to-date on the activities (research, pipeline development, audits etc) to be overseen by the Housing Board.

Appendix 3 provides the emerging draft standardised dashboard being developed for reporting as a standing item at each of the five Boards and the MCA and LEP Board. This is particularly focussed on capital scheme Local Growth Fund investments and progress with achieving their set outputs.

3. Consideration of alternative approaches

- 3.1** The presentation attached provides details of the current areas of housing activity and concludes with a work programme timeline. The focus of the work programme is for consideration by the Board.
- 3.2** Alternative arrangements for monitoring programme delivery and performance will be discussed with Board members.

4. Implications

4.1 Financial

There are no immediate financial implications. All schemes seeking financial support will be subject to the SCR Assurance Process.

4.2 Legal

There are no direct legal implications arising from this report.

4.3 Risk Management

Taking forward any specific housing activity will require its own risk assessment.

4.4 Equality, Diversity and Social Inclusion

None arising from this report.

5. Communications

- 5.1** The housing work programme would not in itself be communicated more widely but as individual policies and schemes are progressed there will be positive communication opportunities, such as media releases. These will be explored with the SCR Communications Team when opportunities arise.

6. Appendices/Annexes

- 6.1** Appendix 1 – Presentation 'SCR Infrastructure Board Activity and Work Programme'

Appendix 2 – Extract example of "dashboard" report format from previous Housing & Infrastructure Executive Board.

Appendix 3 – Emerging LGF standardised capital scheme focussed 'Dashboard'

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Background papers used in the preparation of this report are available for inspection at: 11 Broad Street West, Sheffield S1 2BQ

Other sources and references:

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Sheffield City Region

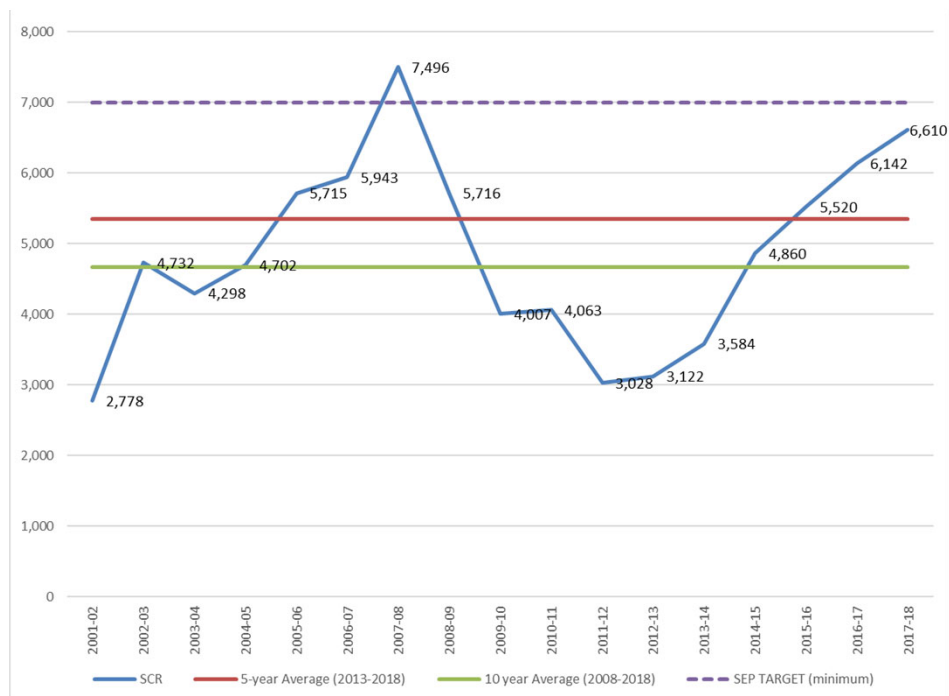
HOUSING BOARD

SCR HOUSING BOARD ACTIVITY AND WORK PROGRAMME

SCR HOUSING IN CONTEXT

Housing growth – a positive trend...

SCR Strategic Economic Plan (2014) Housing Target: 7,000+ net new dwellings per year



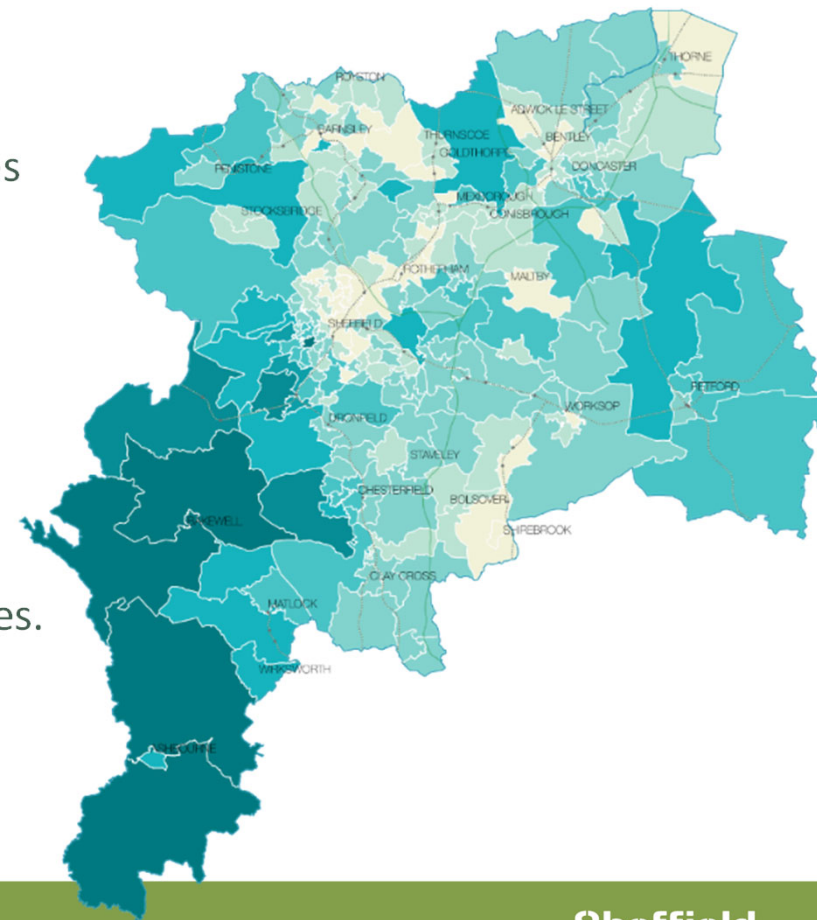
- Delivery of new homes is currently good – above national forecasts, but slightly lower than SEP target
- ... delivery of affordable housing static / reducing - c1,000 pa (need is for c2,000 pa)
- ... quality, type and tenure of new and existing stock is just as important.

SCR is planning for housing growth...

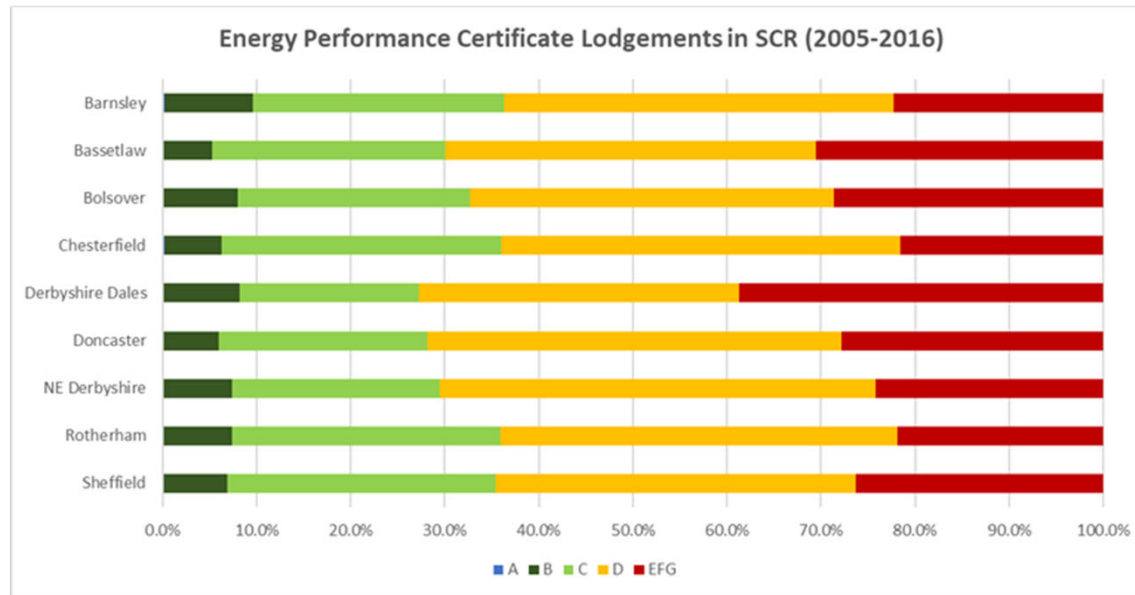
- SCR housing need 5,389 net new homes pa (Government's standard methodology).
- SCR Local Plans are planning for up to 6,659 pa (1,200 more than need).
- Land with planning permission for 31,000 new homes and a potential 5 year supply of 45,000 homes.
- But, supply backlog to meet SEP ambitions (7,000+ pa).
- Local Planning Authorities performance and land supply not issues per se.
- **Viability & deliverability of land are key barriers.**

AFFORDABILITY remains a mixed picture...

- Average **house prices** broad range - £134k (Barnsley) to £277k (Derbyshire Dales).
- **Mortgage payments:** generally affordable to those with two incomes above the bottom 20%.
- **Mortgage deposits** still hindering first time buyers.
- **Market rents** are affordable to those with two incomes above the bottom 20%.
- **Market rents** are higher than the Local Housing Allowance, causing difficulties for those on full or partial benefit.
- **Affordable rents** not affordable to those with low household incomes.
- **Social rents** are affordable to all households, with the exception of larger households/ properties.

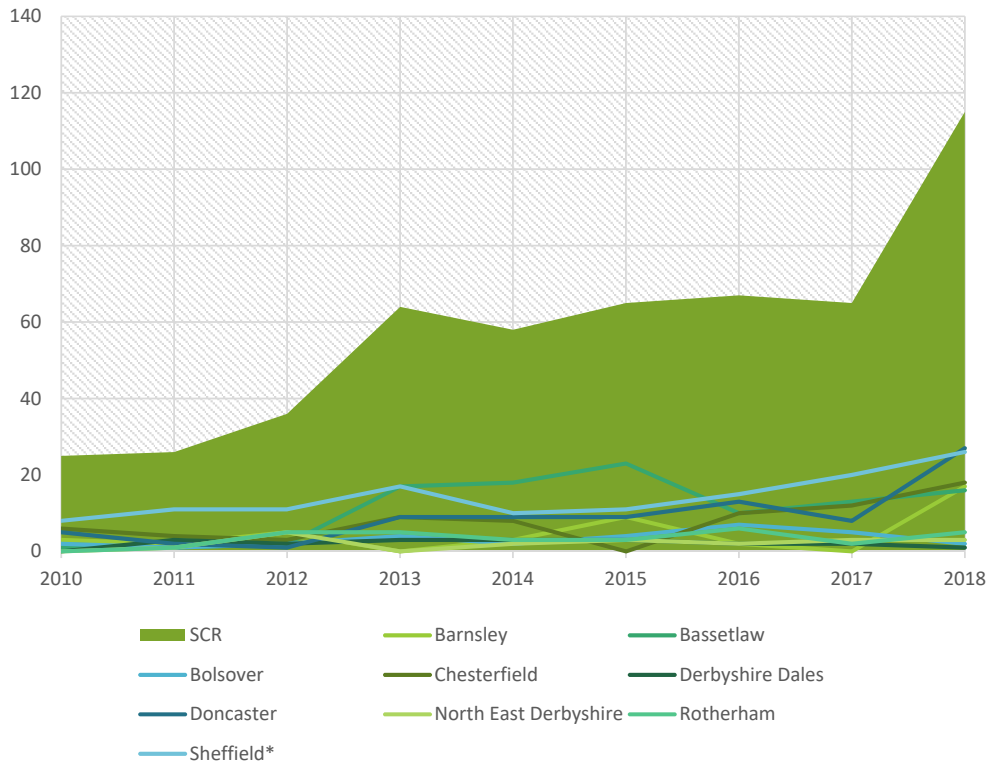


Energy efficiency (proxy for quality)...

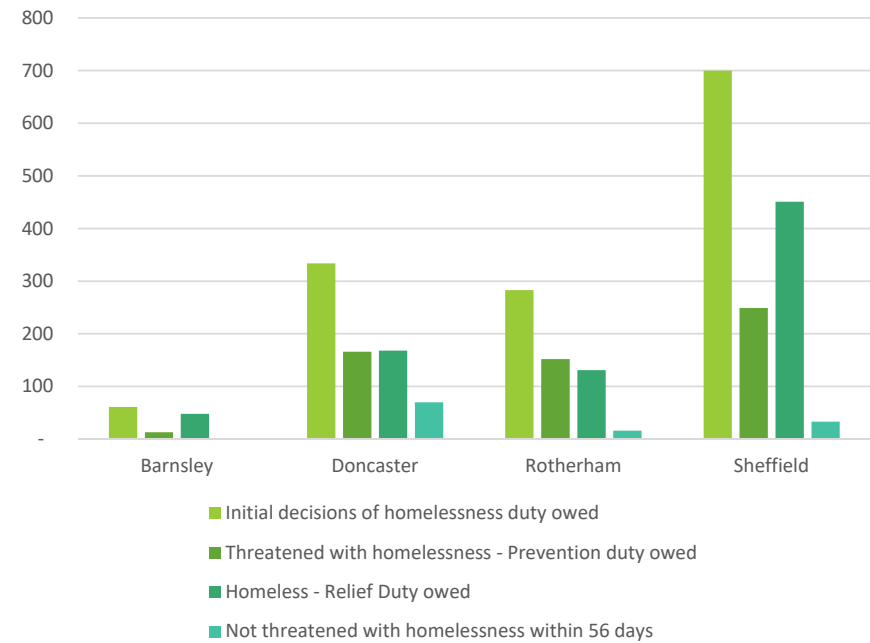


- Average EPC rating for the UK = D
- 11% of households in fuel poverty - (estimated 81,000 in SCR) .
- Energy efficient homes - reduce excess winter deaths, fuel poverty and respiratory health issues, increase wellbeing & contribute to improved mental health, reduce hospital admissions, impact on children's education.

Homelessness levels are increasing...



Initial decision of homelessness duty owed to households by local authority April to June 2018



KEY CHALLENGES

SCR Strategic Housing Picture

What we do know:

- New homes, filling the delivery backlog.
- Increasing demand for affordable homes.
- Housing scheme pipeline.
- Barriers to housing schemes' development

What we don't know:

- The true state of SCR's housing markets/ demand.
- Consumers' housing aspirations.
- The right type/ tenure/ quality of homes to deliver SCR's economic, social and environmental ambitions.
- Potential for housing innovation (e.g. Modular Build).
- How do these issues play out differently across the SCR.
- The impacts of Brexit.

Key Challenges: Government Policy

Investment: In 2017/18, Homes England invested c£36m in land and affordable housing programmes across SCR.

Policy: “... areas of the highest affordability pressure will receive a minimum of 80% of the total funding from [these] programmes on average over the next 5 years...”
(MHCLG, October 2018).

Investment policy based on **housing demand, affordability (national context) and land value uplift.**

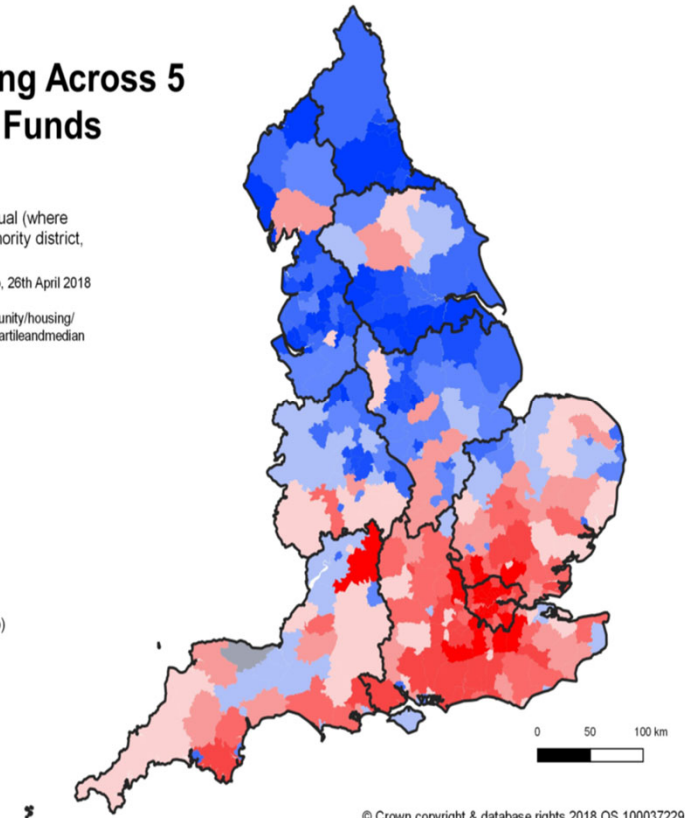
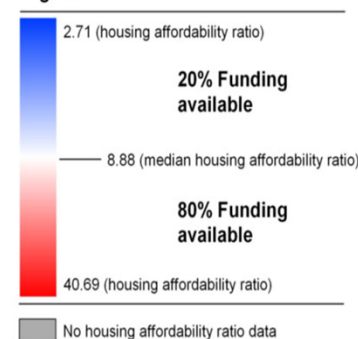
MHCLG: Geographical Targeting Across 5 Housing Programme Funds 30th October 2018

Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district, England, 2017

Source: ONS, House price to workplace-based earnings ratio, 26th April 2018

Table 5C: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Legend



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SCR HOUSING FUND

In focus: the SCR Housing Fund

- Fund of last resort
- Pilot Fund to Full Fund (£10m to potential £25m)
- Flexible, responsive, robust and streamlined.
- c£4.3m approved (loans and grants).
- Unlocking/ accelerating delivery of 398 new homes (27% are affordable).
- Based on the six approved schemes to date:
 - Cost per home (SCR investment): c£10,780;
 - Recoverability rate: c30%;
 - Private sector investment unlocked: £29.2m;
 - Homes England co-investment: c£4.8m.



In focus: the SCR Housing Fund

Six schemes approved to date...

Former Park Gardeners Club (Sheffield)

- Delivery Partners: The Guinness Partnership
- Grant of £517k to unlock a stalled site
- 38 affordable flats for rent
- Development in progress
- Approved: March 2018
- Completion: October 2019



Nanny Marr Road (Darfield, Barnsley)

- Delivery Partners: Together Housing Group
- Grant of £367k for vital site remediation
- 35 homes for rent/ shared ownership
- Progress delayed due to land value negotiations with the Local Authority
- Approved: May 2018
- Completion: TBC



In focus: the SCR Housing Fund

Six schemes approved to date...

Leach Lane (Mexborough, Doncaster)

- Delivery Partners: Fenwood Estates
- SCR funding of £350k (50:50 grant/ loan) for vital site remediation
- 25 homes targeted at first time buyers
- Approved: May 2018
- Completion: January 2020



Little Kelham: Phase 2 (Sheffield)

- Delivery Partners: Citu
- SCR loan of £1m to support the financing of phase 2
- Delivering a super low energy development of 172 new build 1-4 bed homes for market sale
- Scheme includes 8,500 sq ft of commercial office space
- Approved: January 2019
- Completion: July 2020



In focus: the SCR Housing Fund

Six schemes approved to date...

Modern Methods of Construction Pilot (Various Sites, Rotherham)

- Delivery Partners: Rotherham MBC
- Grant of £664,000 to address the additional costs associated with delivering homes on physically constrained sites
- Enabling different Modern Methods of Construction (MMC) technologies to be tested
- 22 affordable homes targeted at older people and vulnerable single households
- Approved: January 2019
- Completion of first homes: December 2019

Competition: Rotherham pod housing pilot
29 AUGUST, 2018 • BY MERLIN FULCHER

Rotherham Metropolitan Borough Council is recruiting specialist housing suppliers for a new series of modular low-cost, single-person 'pod' homes

The team or teams chosen for the estimated £400,000 contract will harness modern methods of construction (MMC) to deliver a pilot programme of innovative affordable council houses which could be rolled out across the region on a larger scale if successful.

The contract is divided into two lots covering pilot sites at Vine Close and Chatham Street-Doncaster Gate where the local authority plans to deliver four and six new dwellings respectively. The chosen supplier or suppliers will design and install the new units while a separately appointed main contractor will prepare the sites.

In its brief, the council says it 'has ambitions to significantly increase the number of new homes built in Rotherham. To help achieve this, the council is piloting the use of modern methods of construction as a swifter and more efficient way to deliver new homes.

'The council is seeking tender returns from housing providers using MMC to deliver a pilot project which will consist of 10 small "pod" type homes for single-person households requiring affordable accommodation. This is identified as a pilot scheme which the council hopes to roll out as a larger programme, depending on the success of this pilot. The new homes will be added to council stock and will be developed on council land.'

ADVERTISEMENT

Awards entries now open

MOST POPULAR

- Serpentine Pavilion architect under fire over unpaid interns
- Igloo reveals six architects' modular home designs for Glasgow site
- AJ Small Projects shortlist 2019
- Brits join international line-up on shortlist for €198m Milton Keynes uni
- Foster + Partners' Tulip tower set for City of London approval
- St Catharine's College contest shortlist revealed
- Last chance: Book for AJ Summit and meet top clients
- AJ100 big hitter Purcell set to lay off staff

MOST COMMENTED

In focus: the SCR Housing Fund

Six schemes approved to date...

Falstaff (Sheffield)

- Delivery Partners: Sheffield Housing Company
 - Grant of £1,517,144 to address site abnormal costs for remediation and drainage
 - 100 open market sale homes and 6 homes shared ownership
- Approved: June 2019
- Completion of first homes: April 2019



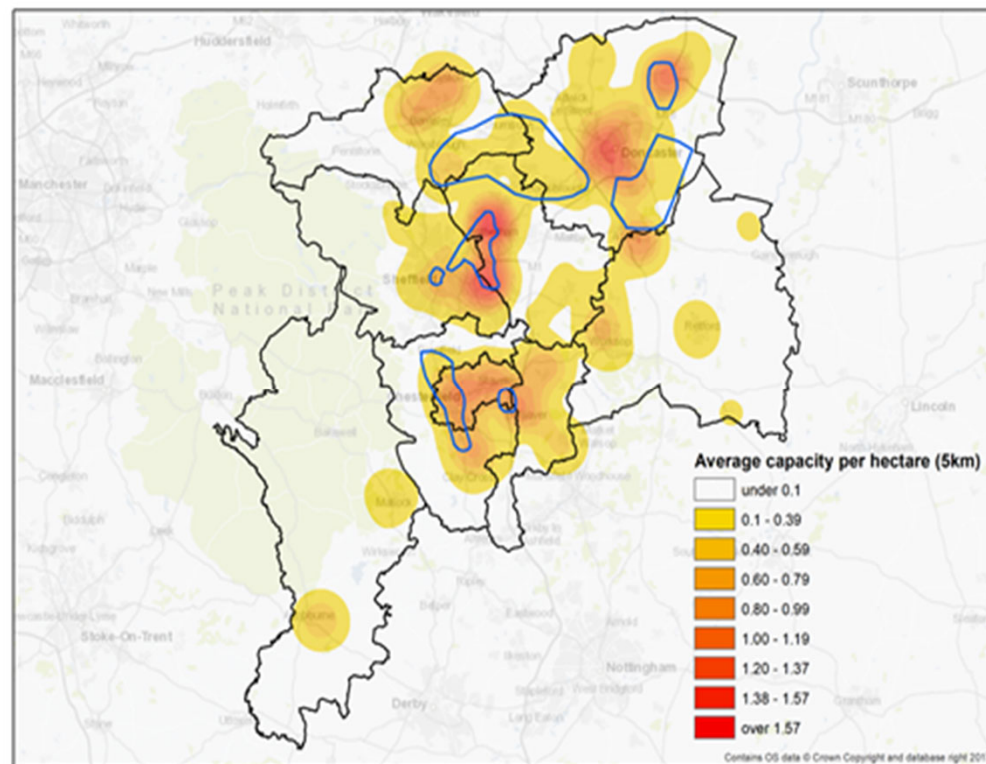
Current SCR Housing Programme

<u>SCHEMES - APPROVED</u>	<u>Local Authority Area</u>	<u>SCR Funding Ask</u>	<u>Homes</u>
Former Park Gardeners (Housing Association)	Sheffield	£517,060.00	38
Nanny Marr Road Ph2 (Housing Association)	Barnsley	£367,500.00	35
Leach Lane, Mexborough (Private)	Doncaster	£350,020.00	25
Little Kelham P2 (Private)	Sheffield	£1,000,000.00	172
MMC Pilot (Local Authority)	Rotherham	£540,000.00	22
Falstaff Phase 3 - SHC P4 - (Public/Private)	Sheffield	£1,517,144.00	106
Approved, FBC or Progressing to FBC		£4,291,724.00	398
<u>SCHEMES - PIPELINE - UP TO SBC</u>	<u>Local Authority Area</u>	<u>SCR Funding Ask</u>	<u>Homes</u>
Go Early - (Local Authority)	Rotherham		182
Fox Hill Crescent (Housing Association)	Sheffield		179
Bradwell CLT (Housing Association)	Derbyshire Dales		12
Claywood - SHC P4 - (Public/Private)	Sheffield		57
Finchwell Road/ Quarry Road- (Housing Association)	Sheffield		18
SBC or Progressing to SBC (aggregate total)		£6,206,234.00	448
<u>EMERGING PIPELINE</u>	<u>Local Authority Area</u>	<u>SCR Funding Ask</u>	<u>Homes</u>
Cotton Mill Row (Private)	Sheffield		90
High Speed to Housing (Private)	Chesterfield		350
Whinney Hill - (Public/Private)	Rotherham		217
Barnsley Build to Rent Scheme (Private)	Barnsley		100
Deerlands - SHC P4 - (Public/Private)	Sheffield		89
Shirecliffe - (Public/Private)	Sheffield		442
EoI or Progressing to EoI (aggregate total)		£9,794,520.00	1288
	TOTAL	£20,292,478.00	2134

CURRENT ACTIVITY AND WORK PROGRAMME

Emerging SCR Housing Programme

- A more strategic approach – scheme pipeline.
- Over 50% of SCRs housing sites need some form of public intervention.
- 30-40 scheme package, with clarity on the intervention/ funding required.
- Based around ‘places’ – Major Growth Areas and urban centres.
- A joint programme with Homes England.



Emerging SCR MMC Collaboration

What do we mean by MMC?

- Modern Methods of Construction (MMC) are technologies which
 - reduce labour requirements
 - accelerate delivery
- **Volumetric**
 - Factory-produced three-dimensional units
- **Panellised**
 - Factory-produced flat panel units assembled on site
- **Hybrid**
 - A combination of volumetric and panel units
- **Sub-Assembly and Components**
 - Replaces parts of the structure normally fabricated on site



Emerging SCR MMC Collaboration

Challenges with MMC uptake

- Perception that costs are higher
- Immaturity of supply chains
- Sales related issues
- Loss of WIP management
- Design issues
- Customer perceptions
- Mortgage / Insurance issues
- Public sector support – demand, manufacturing?



Related SCR Activities

Activity or Project	Overview
Infrastructure and Investable Propositions	<ul style="list-style-type: none"> • LGF support to date: <u>123</u> homes completed, <u>10,300</u> homes unlocked. • A more 'place based' approach – opportunities and infrastructure needs. • Identification of housing schemes attractive to private sector investors. • Modular Homes
Homelessness	<ul style="list-style-type: none"> • A successful Homelessness summit led by the Mayor in November 2018. • Shared activities and approaches
One Public Estate (OPE) Programme	<ul style="list-style-type: none"> • Surplus Public Sector Land and Assets (c6,000 significant assets). • SCR Estates Transformation Strategy new collaborative approach.
Planning	<ul style="list-style-type: none"> • Statement of Common Ground. • Planning Advisory Service (PAS) Planning Performance Review. • Joint evidence bases
Partnerships and Networks	<ul style="list-style-type: none"> • Housing Providers Forum and the SCR Housing Compact. • Housing Associations (x5) Strategic Partnership (JV) with Homes England. • Home Builders Federation.
Supporting public sector partners with bids for Government funds	<ul style="list-style-type: none"> • Accelerated Construction, Housing Infrastructure Fund, Garden Communities, Better Town Centres.

TIMELINE OF ACTIVITIES OVER 2019/20



QUESTIONS & DISCUSSION

Sheffield
City Region

Questions and discussion

- Comments on the current work programme activities?
- Any immediate gaps in the work programme or areas for further development?
- Comments on the monitoring information?

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Appendix 2: example Dash Board for monitoring delivery

Place								
Infrastructure Funding Packages								
Last updated on	28/08/2018	Programme Status		Number of at risk projects	3			
Activity	Lead	Organisation	What do we want to achieve in 2018-19? (Outcomes)	Status of Outcomes (RAG)	When did we start the activity?	When do we expect to finish the activity?	Delivery Risks	Progress Summary
Placed Based Funding Packages for Urban Centres & Major Growth Areas	Colin Blackburn	SCRCA / Cushman & Wakefield	Confirmation of place based packages, and advanced discussions with Govt on a related Devolution Deal and other partners' ownership and funding alignment		ongoing	ongoing	Funding partners do not buy-in or contribute to place based funding packages	The IIP Investable Opportunities commission has been completed, which has been the first phase in identifying the opportunities in the Urban Centres and Major Growth Areas, including potential requirements for funding packages to deliver these. consideration being given to the next stage of more detailed work.
JESSICA	Ben Morley	JESSICA Board	ongoing investment in further commercial schemes, with delivery on the ground and jobs created		Summer 2017	ongoing	Availability of funding and defaulting on loan payments reducing recycle funding pot for reinvestment in further schemes	Funded schemes are being delivered and a review is being undertaken on further opportunities.
SCR Enterprise Zone Business Case	Colin Blackburn	SCRCA	tbc		05/07/1905	ongoing	Non-approval of SCR Business Case by Government limiting incentives and the attractiveness of the EZ for commercial development	Awaiting formal response from Government to the SCR Business Case, but Government officials have indicated that new EZs are not part of new Government policy. Business rate relief end on applicable EZ sites on the 31st March 2018. Mayor Jarvis has written to the SoS about the importance of the EZ proposals at the Airport but awaiting a formal response from the SoS.
SCR Enterprise Zone Annual Audit	Colin Blackburn	TBC Procurement underway	Updated position on EZ delivery performance		01/10/2018	30/01/2019	failure to appoint a consultant to undertake the Audit	Following three procurement process, a consultant has now been appointed to undertake the 2018/19 EZ Audit, which will be completed in February 2019 for reporting to HIEB in March 2019.
Land Acquisition Programme	Colin Blackburn	SCRCA / LAs	Acceleration in the delivery of additional commercial and housing development		tbc	tbc	lack of available finance and resources to acquire and manage additional land assets	Consideration is continuing to be given to the opportunities for land acquisitions to accelerate development in SCR Major Growth Areas following the Investable Propositions commission. No specific opportunities over an above schemes being considered through the IGF programme have been

Land & Assets and Joint Planning Approaches								
Last updated on	03/01/2019	Programme Status		Number of at risk projects	4			
Activity	Lead	Organisation	What do we want to achieve in 2018-19? (Outcomes)	Status of Outcomes (RAG)	When did we start the activity?	When do we expect to finish the	Delivery Risks	Progress Summary
SCE Estates Transformation Strategy	Nick Rousseau	Turner & Townsend	Agree an Estate Transformation Strategy and an Implementation Plan.		01/03/2018	30/01/2019	Getting agreement across partners on the Strategy and Implementation Plan. We cannot get agreement in SCR to use OPE budget for the additional capacity needed.	Draft ETS has been agreed by JAB, HIEB and SCR CEAs Group and will be reported to the MCA for approval in March 2019.
CA Group Strategic Assets Management Strategy	Colin Blackburn	Turner & Townsend	Complete Phases 1&2 and commission Phase 3		01/04/2018	31/10/2019	Reaching agreement on the asset management arrangements to be put in place.	Phase 1 completed. Phase 2 condition surveys and options appraisals are underway. Developing Target Operating Model for Statutory Officers Group to consider. Will initiate commissioning of Phase 3 by end of January. Phase 3 timescale to be extended by two months to an end date of December 2019 for completion.
SCR D+C Statement/Statements of Common Ground	Garreth Bruff	SCR Heads of Planning	An agreed strategic position on housing growth and other strategic matters to support local plans and their duty to cooperate		01/12/2017	30/01/2018	Obtaining agreement by all local planning authorities and the MCA, reflecting differing stages of local plans across the city region. Securing support and officer time within districts to collate evidence and prepare an agreed narrative.	Draft work has been reviewed by Planning Policy managers in light of new NPPF requirement for LPAs to develop 'statements of common ground'. The scope for an SCR wide statement of common ground has been prepared and agreed by Heads of Planning to agree in November 2018, and HIEB considering in January 2019. The aim is to have a draft statement prepared in full for the end of March 2019 as a basis for more detailed work over 2019.
Continuous improvement of planning services	Garreth Bruff	SCR Heads of Planning	An more consistent and standardised approach to planning services, with sharing of best practice		01/11/2018	30/06/2019	Obtaining agreement by all city region authorities and the CA; securing staff time and input from individual districts over the course of the review.	Presentation made by PAS to Heads of Planning in June. Draft proposal for an SCR wide review agreed in principle by SCR Heads of Planning in September. Financial support and staff time from individual LPAs secured and an initial workshop taking place in Jan/Feb 2019.
SCR Strategic Employment Land Appraisal	Garreth Bruff	to be procured	A more joined up understanding of current employment land and how this meets the ambitions set out in the Strategic Economic Plan		15/06/2018	tbc	Obtaining agreement and a contribution to costs from local planning authorities; avoiding conflicts with local plan processes.	Draft brief for the study agreed by SCR Heads of Planning in September along with financial contributions for the work to cover estimated costs. The brief is out to procurement with intention to commission consultancy support in February 2019.
SCR Strategic Housing Market Area Study	Michael Hellewell/ Garreth Bruff	tbc	The full study		N/A	N/A	N/A	Not considered necessary to undertake this financial year in advance of completing the SCR Statement of Common Ground. Further consideration to be given to the value of this work in the next financial year.
Local Full Fibre Networks & 5G	Colin Blackburn	tbc	submission and confirmation of a successful integrated strategic bid		01/03/2018	30/06/2018	Agreement to submit a joint SCR bid, with indicative proposals for local funding contributions	Two separate bids for full fibre and 5G infrastructure (Sheffield City and Environs and also SY wide) were submitted in 2018 but both were unsuccessful. Consideration being given to Government feedback to review future opportunities and strategy for investment.

Executive Board
This Quarter: Infrastructure
Q4_1819

Financial Progress								
LGF Award	2015-16	2016-17	17-18	18-19	19-20	20-21	21-25	Total
		£43,847,944	£75,122,442	£86,850,906	£42,471,649	£29,867,716	£43,238,940	

LGF	This Quarter	Previous Years	Financial Year					Total
			16-17	17-18	18-19	19-20	20-21	
Actual								
Forecast for year								

Infrastructure								
Actual	This Quarter	Previous Years	Financial Year					Total
			16-17	17-18	18-19	19-20	20-21	
Actual		208213404						29353416
Forecast for year					£ 27,062,873			

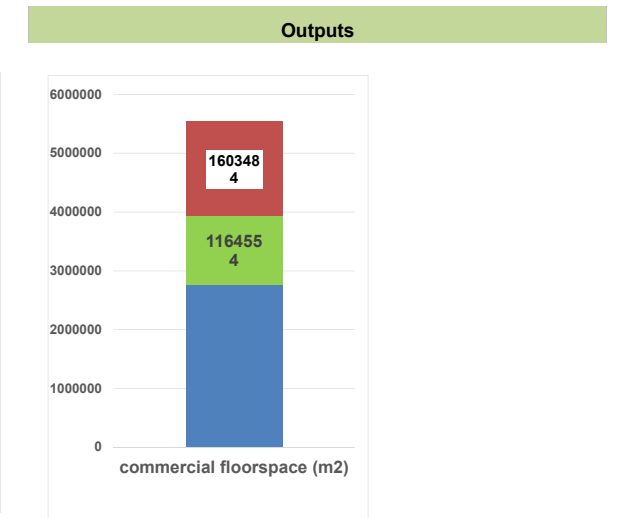
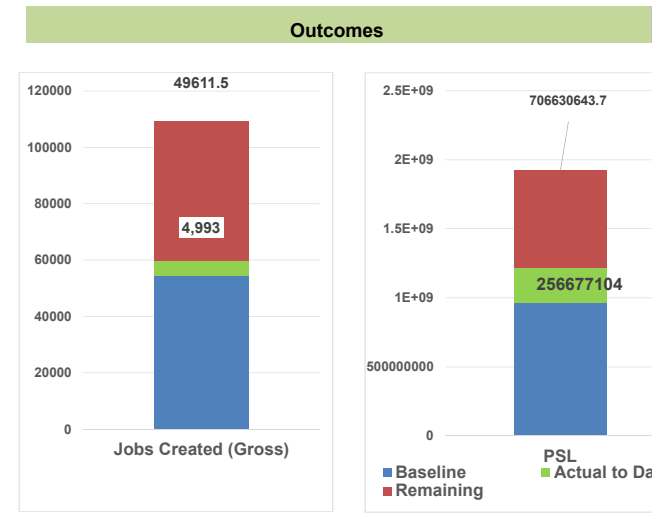
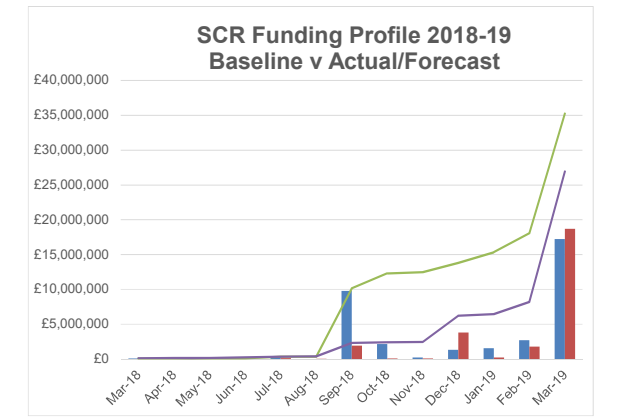
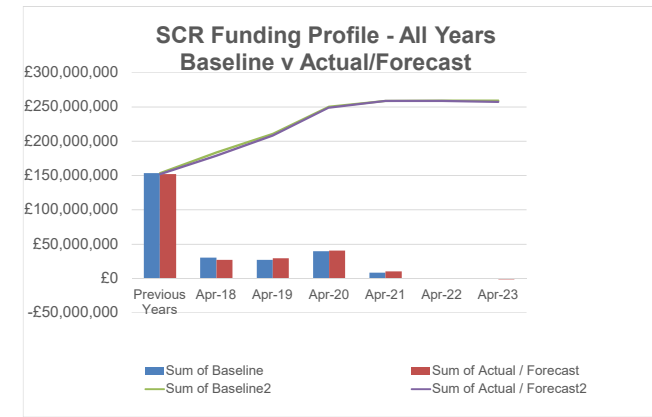
Deliverables Progress								
Housing	This Quarter	15-17	Financial Year					Total
			17-18	18-19	19-20	20-21	21-25	
Houses Completed	887	0	60	950	0	0	0	1,010
Forecast for year	370	-	60	370	2,459	3,559	585	7,033
Progress towards forecast	240%	-	100%	257%	0%	0%	-	14%

Jobs								
Jobs Created	This Quarter	15-17	Financial Year					Total
			17-18	18-19	19-20	20-21	21-25	
Jobs Created	1,558	1,734	2,894	4,465	0	0	-	9,092
Apprenticeships Created*	0	0	20	0	0	0	-	20
Jobs including Apprenticeships	1,558	1,734	2,914	4,465	0	0	-	9,112
Forecast for year	4,400	1,734	2,914	4,400	5,609	6,034	40,095	60,785
Progress towards forecast	35%	-	100%	101%	0%	0%	0%	15%

* Apprenticeships included within jobs totals prior to 2017

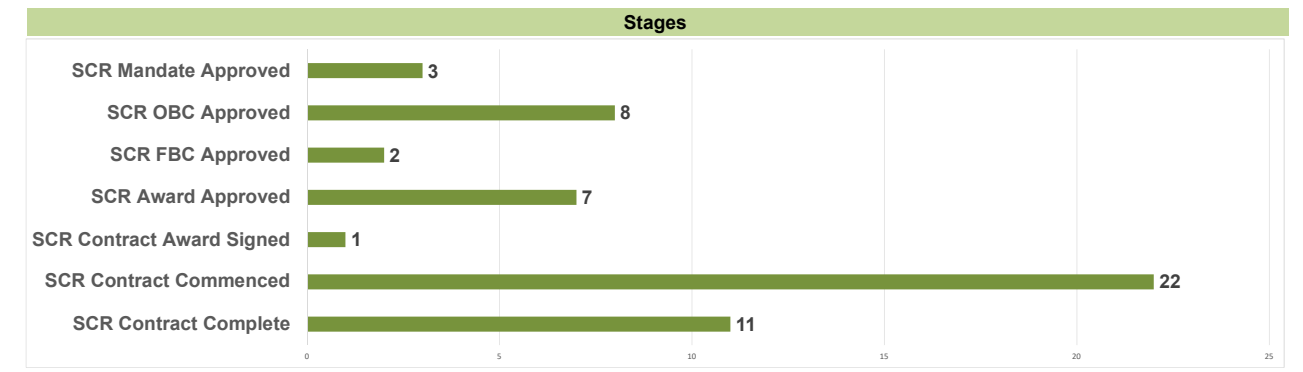
Project RAG Ratings					
Project Name	Previous Quarter Q3_1819	This Quarter Q4_1819	Project Name	Previous Quarter Q3_1819	This Quarter Q4_1819
M1 J36 to Dearne Valley	AR	A	Forge Island	AG	AG
Sheffield City Centre - Infrastructure	A	AG	AMRC Lightweighting Centre - Phase 1	AG	AG
Chesterfield Waterside	AR	AR	SCR Property Fund	AG	AG
Harworth Bircotes	A	A	SCR Housing Intervention Fund	AG	AG
Skills Capital - Competitive fund	AG	AG	Purchase of Advanced Manufacturing Park (AMP) Te...	AG	AG
Worksop and Vesuvius Works	AG	AG	Market Harborough Line Improvements	AG	AG
Sustainable transport exemplar	AG	AG	SCR Housing Intervention Fund - Phase 2	A	AR
Extending SCR RGF - Unlocking	AG	AG	National Centre of Excellence for Food Engineering (N...	AG	AG
Skills capital - British Glass Acade	N/A	N/A	Harrison Drive, Langold	AG	AG
SCR Growth Hub	AG	AG	Century BIC - Phase II	A	A
Doncaster Urban Centre	AR	A	Bassingthorpe Farm Mitigation Measures	AG	AG
Superfast Broadband	AG	AG	Yorkshire Wildlife Park	N/A	AG
Markham Vale	G	G	Gullivers Infrastructure	N/A	AG
Olympic Legacy Park	AG	AG	Parkwood Ski Village	N/A	AG
BRT North	AG	AG	Glass Works	N/A	AG
Urban Development Fund	AG	AG	DSA Capacity Expansion (Loan)	N/A	AG
Upper Don Valley	AR	AR	-	-	-
DN7 (Hatfield Link)	R	AR	-	-	-
FARRS 2	A	A	-	-	-
Peak Resort	AG	AG	-	-	-
Chesterfield Northern Gateway	A	A	-	-	-
Supertram Renewals	G	G	-	-	-
Modelling and Strategic Testing	A	A	-	-	-
EZ	G	G	-	-	-
Westmoor Link	R	R	-	-	-
M1J37 Claycliffe Link	AR	AR	-	-	-
Bassetlaw Employment Sites - Re	AG	AG	-	-	-
Better Barnsley Town Centre Ret	G	G	-	-	-
M1 Junction 36 Strategic Site Acc	AG	AG	-	-	-
A618 Growth Corridor	AG	AG	-	-	-

Performance	Comments
AG	



Controls				
Project overall status				
0	0	0	0	0
Risk overall status				
0	0	0	0	0
Issue overall status				
0	0	0	0	0
Change requests overall status				
0	0	0	0	0

Change requests	
Pending	0
Approved	0
Rejected	0
Total	0



HOUSING BOARD

17th July 2019

DEVELOPING A HOUSING EVIDENCE BASE

Purpose

This report informs the Board of proposals for developing a housing evidence base that could inform a more in depth exploration of specific strategic housing issues , including the proposed role of this Housing Board.

Thematic Priority

This report relates to the following Strategic Economic Plan priorities:

- Secure investment in infrastructure where it will do most to support growth.

Freedom of Information

The paper will be available under the Combined Authority Publication Scheme

Recommendations

Board members are asked to:

1. Note and comment on the proposals to develop a housing evidence base;
2. Support the proposed approach or undertaking the housing evidence base work and the proposed role of the SCR Housing Board.

1. Introduction

- 1.1** Housing availability and quality is a priority for Mayor Dan Jarvis, and a key part of the manifesto upon which he was elected. Alongside this, the Strategic Economic Plan (SEP) refresh, with its emerging emphasis on an inclusive economy driving a higher rate and quality of growth, provides an opportunity to shape a fresh perspective on the role of housing as a driver of the SCR's wider economic, social and environmental ambitions, including the City Region's 'place' offer.
- 1.2** This paper sets out the proposal to undertake an evidence gathering exercise to potentially inform a more in-depth exploration of specific strategic housing issues over the next 18 months, including how it is proposed that the Housing Board input to this work.

2. Proposal and justification

- 2.1** A strategic review of housing offers an opportunity to stand back and consider a range of broad issues. However, it will be essential that it does not make immediate assumptions about problems and solutions, but instead takes an evidence led approach. The first step, or 'Phase 1', would involve two avenues of baseline evidence gathering and inquiry as follows:
- 2.2.** One avenue of review inquiry would therefore be to focus on 'need', capturing and rehearsing the issues we already have some information on and familiarity with. These include:
- affordability (we are only delivering half of what is needed);
 - housing quality (over 20% of existing homes are below minimum acceptable energy efficiency standards);
 - national funding situation (SCR only able to access 20% of national housing pot);
 - housing innovation opportunities such as modular build homes;
 - opportunities for linking with the Health Service to address health and wellbeing, and health service pressures, where housing is a contributor; and
 - basic questions around whether the right types of homes are being built in the right places.
- 2.3** A second avenue of inquiry – and one which takes the debate into different territory – would be to stand back from the 'known knowns' (need) to consider the 'known unknowns' (aspiration). This aspect of the review would seek to assemble evidence across a broad sweep of issues on the state of the housing market in SCR, in particular, the nature of demand with a focus on consumer preferences and whether or not the market is effectively responding to these. It would start with no pre-defined ideas or assumptions, addressing open-ended questions concerning:
- The state of the housing market across the SCR;
 - The nature of housing demand and aspiration, and how this plays out differently across the SCR;
 - Consumer preferences and the extent to which these are currently being met (with a particular focus on market housing);
 - Housing type and tenure;
 - The overall contribution of market as well as affordable housing to delivering the SCR's economic, social and environmental objectives and ambitions of the SEP.
- 2.3** The Housing Board would be a key customer for the findings, conclusions and recommendations arising from this first phase, leading into a substantive discussion as to 'where next?' The Housing Board would consider the initial findings of Phase 1 with a view to helping inform consideration to the purpose and value of progressing to a broader independent commission or alternatives thereafter.

The timetable in summary might be as follows:

- Phase 1 (July – December 2019) - Taking Stock: A review of the state of the Housing Market in Sheffield City Region.
- Phase 2 (January 2020 - April 2020) - Stakeholder Consultation: A series of discussions of findings, conclusions and recommendations with key stakeholders.

This will need to gather evidence from national, regional and local stakeholders including house builders, investors, academics and housing associations.

- Phase 3 (May – December 2020) - Exploring Solutions: Reflecting on possible tools and interventions that might effectively address identified challenges and maximise opportunities. Fundamentally, it will seek to reach conclusions about supporting the delivery of the right housing, in the right places, and of the right quality and price for communities across SCR.

3. Consideration of alternative approaches

- 3.1** The Review will consider a range of strategic housing issues and a range of potential alternative solutions to help address them. The proposal to ‘take stock’ at the end of Phase 1 will allow for alternative options to be considered in how to proceed with the Review and what issues any further exploration will focus on.

4. Implications

4.1 Financial

The work will be led by the SCR Executive with funding for any external support being provided from the Mayoral Capacity Fund.

4.2 Legal

There are no specific legal issues arising from this report.

4.3 Risk Management

Key risks:

- Partners and Stakeholders unwilling to participate in and/or contribute to the Review.
- The outputs from Phase 1 not sufficient to warrant progression to the next phases of the Review.
- Review conclusions not supported by key housing policy, investment and delivery bodies.
- Availability of budget to undertake the necessary exploration and analysis for a robust Review.

4.4 Equality, Diversity and Social Inclusion

The Review and its conclusions will take into account issues relating to equality, diversity and social inclusion.

5. Communications

- 5.1** The recognises National Housing Crisis shows that housing continues to be a sensitive issue with a range of views as to how the Crisis should be tackled. The housing evidence based work proposes the engagement and involvement of a range of bodies so as to seek to gather a broad range of views and perspectives. There will also be opportunities throughout the work timetable to publicise progress and emerging findings.

6. Appendices/Annexes

None

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Other sources and references:

HOUSING BOARD

17th July 2019

DRAFT STATEMENT OF COMMON GROUND

Purpose

This report summarises the work programme being developed by the SCR Heads of Planning Group and presents a draft Statement of Common Ground, for endorsement by Board members.

Freedom of Information and Schedule 12A of the Local Government Act 1972

This paper includes a draft Statement of Common Ground for endorsement before a final version is approved by individual authorities and then the Mayoral Combined authority after the summer. It would be available under the Combined Authority Publication Scheme.

Recommendations

Board members are asked to:

1. note and support the work programme being developed by Heads of Planning;
2. note the requirement to prepare a Statement of Common Ground and its purpose to both support Local Plans and support Local Planning Authorities at Local Plan Examinations; and
3. comment and endorse the draft Statement of Common Ground (Appendix 1), subject to comments from Board members and other minor amendments prior to completion.

1. Introduction

- 1.1** As part of the Duty to Cooperate, Heads of Planning from across SCR meet on a regular basis to share information and expertise on strategic planning issues, as well as undertake joint pieces of work where these have been agreed as mutually beneficial. Their aim is to support the work of individual Local Planning Authorities and inform local decision making, with a view to also provide consistently high-quality planning services across the city region.
- 1.2** Based on the outcomes of a recent workshop (involving representatives from the development sector and other stakeholders), the Heads of Planning Group have developed a joint work programme for the next 12 months (see Agenda Item 6). An early output from the joint work is a draft Statement of Common Ground, to which each of the individual planning authorities and the Combined Authority would be key signatories. This report presents the draft Statement of Common Ground for consideration and agreement.

2. Proposal and justification

- 2.1 The Mayoral Combined Authority (MCA) does not have a formal mandate for spatial planning at the city region scale, although local planning authorities across SCR work closely together as part of their Duty to Cooperate. The role of planning in facilitating economic growth, housing development and environmental quality is well understood. Spatial planning can also support more inclusive growth by shaping the pace and spatial pattern of development, helping to create a more inclusive economy that maximises social and environmental benefits.
- 2.2 The role of planning was also discussed by the LEP Board in 2018, with members emphasising the importance of planning authorities working together to help deliver the growth ambitions of the SEP and create a more consistent approach towards developers.
- 2.3 Considering this, the Heads of Planning Group are keen to ensure that they are well placed to respond to the needs of the City Region and play a full role in helping to implement the ambitions of the LEP and MCA. The joint work programme for planning across the City Region is the basis for their collaborative work, where there is a shared understanding that planning issues transcend administrative boundaries.

Work Programme

- 2.4 The work programme provides a focus for collaboration on planning over the next 12 months and is designed to:
- Strengthen the role of planning in delivering the ambitions of the current Strategic Economic Plan (and further iterations) as well as more inclusive forms of growth.
 - Support continuous improvement of local planning services and greater consistency across different areas of planning; and
 - Ensure that local planning and wider City Region initiatives are well aligned and able to respond to future developments.
- 2.5 The following key areas of work have been identified as outlined under Agenda Item 6. These represent relatively quick wins for the city region and cover:
- i) Duty to Cooperate
 - ii) Shared Planning Approaches
 - iii) Shared Evidence Bases
 - iv) Local Authority Recruitment and Retention of Staff
- 2.6 Appendix 1 provides more detail on the content of these workstream and the individual projects to be delivered for each one.

Draft SCR Statement of Common Ground

- 2.7 A key piece of work to be prepared by the Heads of Planning Group is a SCR wide Statement of Common Ground; a technical document required by the National Planning Policy Framework (NPPF). Statements are intended to record agreement on cross boundary, strategic matters between neighbouring planning authorities and other relevant bodies. They need to be produced, published and kept up-to-date by the signatory authorities involved and are a means by which it can be demonstrated that Local Plans are based on effective cooperation.
- 2.8 The geography for a Statement of Common Ground is not specified, but the Heads of Planning Group has been working together on a SCR wide Statement which they consider to be an appropriate geographical area due to, for example, housing market areas, travel to work areas, and the functional economic area.

- 2.9** Based on the work of the Group, a draft SCR Statement of Common Ground has been developed and is attached at Appendix 2 for consideration and endorsement by the Board. The Statement closely reflects the existing SEP although it is also being used to inform the emerging revised SEP and its evidence base. Future iterations of the Statement would be updated on an annual basis to reflect further joint work as well as the new, refreshed SEP.
- 2.10** Overall, the SCR Statement provides a benchmark against which updates can be compared as well as a mechanism for helping to align the SEP and Local Plans more positively. For example, Doncaster Council are producing their own Statement of Common Ground alongside the next stage of their Local Plan. This references the SCR work and the strategic matters on which agreement has been identified. It will be made available as a background evidence alongside the Publication version of the Local Plan (scheduled for Full Council in July).

Next Steps

- 2.11** The SCR Statement of Common Ground attached is still in draft and will be completed over the next few weeks, incorporating any comments raised by Board members and other signatories.
- 2.12** Following this, individual signatories to the Statement will be asked to sign the agreement over the Summer – for most districts this can be done by the Planning Portfolio Holder, under delegated approval powers from the Cabinet and Council.
- 2.13** Finally, a report would be taken to the September meeting of the Mayoral Combined Authority, for approval and sign off. The Heads of Planning Group would then be responsible for managing the Statement and ensuring that is updated in future years and as a new SEP is agreed.

3. Consideration of alternative approaches

- 3.1** Without a formal planning role, planning activities at the city regional scale will remain non-statutory and focussed on supporting local planning processes. The Heads of Planning Group have worked together on an informal basis for over two years under the Duty to Cooperate and will continue to work on this basis.
- 3.2** Each individual local planning authority could prepare its own Statement of Common Ground as it produces a new Local Plan, without reference to the wider SCR activity and shared planning positions. However, this risks a lack of integration with wider SCR activities and a disconnect between the SEP and new or emerging Local Plans and result in a more fragmented approach that impact on local plans demonstrating conformity of planning policy with adjacent areas.

4. Implications

4.1 Financial

All activities set out in this report will be delivered from within existing resources. This includes officer capacity and time in participating local authorities as well as programme management support from the SCR Executive Team; supported by a limited amount of revenue funding secured through the Planning Delivery Fund (provided by MHCLG).

4.2 Legal

The work programme includes several activities that will need to be undertaken within the usual planning regulations and legislation. The draft Statement of Common Ground has been prepared in line with NPPF 2018 and National Planning Guidance.

4.3 Risk Management

Key risks:

- Individual authorities dropping out of the work programme or unable to support elements of the programme.
- Projects in the work programme contravening or conflicting with National Planning Guidance or current and emerging Local Plans.
- Disagreements between individual planning authorities on contentious planning issues.

The shared work programme and Statement of Common Ground are not mandatory and will only be successful if they receive continued support from Heads of Planning and participating local planning authorities. All risks will therefore be managed in liaison with the Heads of Planning Group on a regular basis.

4.4 Equality, Diversity and Social Inclusion

Planning authorities are required to meet the Equality Act and Public Sector Equality Duty. The work programme set out above is designed to enhance and support this work at the local level by adding value and creating some economies of scale.

5. Communications

- 5.1** The Statement of Common Ground will be referred to in Local Plan documents and would usually be made publicly available on council websites alongside other forms of Local Plan evidence.

6. Appendices/Annexes

Appendix 1 – Heads of Planning Work Programme

Appendix 2 – Draft SCR Statement of Common Ground

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Other sources and references:

APPENDIX 1

SCR HEADS OF PLANNING: WORK PROGRAMME 2019/20

AIMS

- To support obligations through the Duty to Cooperate;
- To strengthen the role of planning in delivering the ambitions of the current Strategic Economic Plan (and further iterations) as well as more inclusive forms of growth;
- To support continuous improvement of local planning services and greater consistency across different areas of planning; and
- To ensure that local planning and wider city region initiatives are well aligned and able to respond to future developments.

WORK STREAMS

i) Duty to Cooperate

Heads of Planning would be responsible for leading on shared work and can report progress to the SCR Infrastructure Board as well as contribute to other initiatives where required. The Group will also improve links with other SCR officer groups such as Housing Directors in order to deliver a more coherent response to policy and strategy issues at the SCR scale.

Current tasks:

- Undertake regular progress reports on the work programme to the Infrastructure Board.

ii) Shared Planning Approach

This is an evidence and data gathering exercise to establish a cost, income, resources, productivity and performance baseline for individual planning services. The evidence base will shape specific follow-up improvement plans. Importantly, this work would also establish the views of applicants/developers at the outset and lead to ongoing feedback on services. The work is being supported by the Planning Advisory Service (PAS).

Current tasks:

- First wave of 5 Local Planning Authorities start work on reviews in July (North East Derbyshire, Bolsover, Barnsley, Doncaster and Sheffield).
- A second 'wave' will be available for any remaining councils wishing to take part later in the year.

iii) Shared Evidence Bases

A good planning experience across SCR will attract more investment, leading to better-quality developments and delivery. However, perceptions are important, and the profile of the planning experience needs to be raised, for example, through better communications with developers and through Member development opportunities. This will be helped by a range of shared, evidence-based pieces of work to inform local planning decisions.

Current tasks:

- Prepare SCR wide Statement of Common Ground
- Undertake appraisal of employment land supply across SCR
- Develop a shared understanding of land values and viability across SCR

iv) Local Authority Recruitment and Retention of Staff:

The problems of recruiting and retaining good planning officers can be better addressed through exploring opportunities together to build the at the SCR scale. The work is proposed to focus on developing career paths for planners, strengthening links with universities to attract new graduates and increasing the numbers of students studying planning. It would also look at how innovation or good practice can be better rewarded in planning teams.

Current tasks:

- Initial meetings with universities to be held as a basis for more detailed proposals to help retain planning students in the SCR and also encourage them into local planning authorities.

SHEFFIELD CITY REGION STATEMENT OF COMMON GROUND

DRAFT

Draft 5.0: draft for SCR Housing Board

1. Introduction

This Statement of Common Ground provides a record of agreement on cross boundary, strategic matters between the nine local authorities and other key stakeholders in the Sheffield City Region (SCR). It has been produced, and will be kept up-to-date, by the signatory authorities in order to demonstrate how Local Plans are based on effective cooperation and agreement.

The Statement fulfils the requirements of the National Planning Policy Framework (NPPF) published in 2018 and has been developed in accordance with the Government's Planning Policy Guidance. The local authorities directly engaged in the Statement are:

- Bassetlaw DC
- Barnsley MBC
- Bolsover DC
- Chesterfield BC
- Derbyshire Dales DC
- Doncaster Council
- North East Derbyshire DC
- Rotherham MBC
- Sheffield City Council

Other key stakeholders and signatories to the Statement are:

- SCR Mayoral Combined Authority [*also cover PTE*]
- Nottinghamshire County Council
- Derbyshire County Council
- Peak District National Park [*meeting requested*]

A short explanation of the key strategic matters we agree on is set out in the following sections, with more detailed information in the annex along with technical issues and links to the evidence base we have developed and continue to maintain.

Other Statements of Common Ground have also been agreed, or are being prepared, by authorities in SCR. This includes Statements of Common Ground for:

- Doncaster Local Plan (draft June 2019)
- North Derbyshire and Bassetlaw Housing Market Area (May 2018)
- Sheffield and North East Derbyshire Green Belt (May 2018)
- Bolsover and North East Derbyshire Former Coalite Works (May 2018)
- Bassetlaw and Mansfield (December 2018)

This SCR wide Statement of Common Ground has been prepared in light of this existing work, in order to avoid duplication or conflict, and enable a more streamlined approach for the planning authorities in the SCR area in the future.

2. Key Signatories [To be added]

This section will need to include a key signatory for each of the organisations engaged in the SOCG, to include:

- Organisation
- Name
- Position
- Signature

Appropriate signatories are identified by each of the authorities.

Some signatories will only relate to specific issues in the Statement of Common Ground, rather than the whole document *[this will need to be explained and made clear in this section]*.

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3. Strategic Geography

This Statement of Common Ground covers the Sheffield City Region (SCR). Work at the SCR scale began in 2008 when a forum of private and public-sector partners was established to steer economic development and regeneration across nine local districts. The Forum evolved into the SCR Local Enterprise Partnership (LEP) in 2010, which was followed by the formation of the Combined Authority in 2014 and the election of the first SCR Mayor in May 2018. The focus of both the LEP and the Mayoral Combined Authority (MCA) has been on growing the SCR economy.

SCR covers one city, several large towns, thriving smaller towns, other semi-urban areas and a rural surrounding area. Ten local authorities are responsible for preparing Local Plans (see Figure 1) - four metropolitan districts of Barnsley, Doncaster, Rotherham and Sheffield; and five district councils of Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales and North East Derbyshire. An area of the Peak District National Park also falls within the western area of SCR, and the Park Authority is a planning body in its own right. Other administrative boundaries within SCR relate to transport, education, health, waste, minerals and several other important matters.

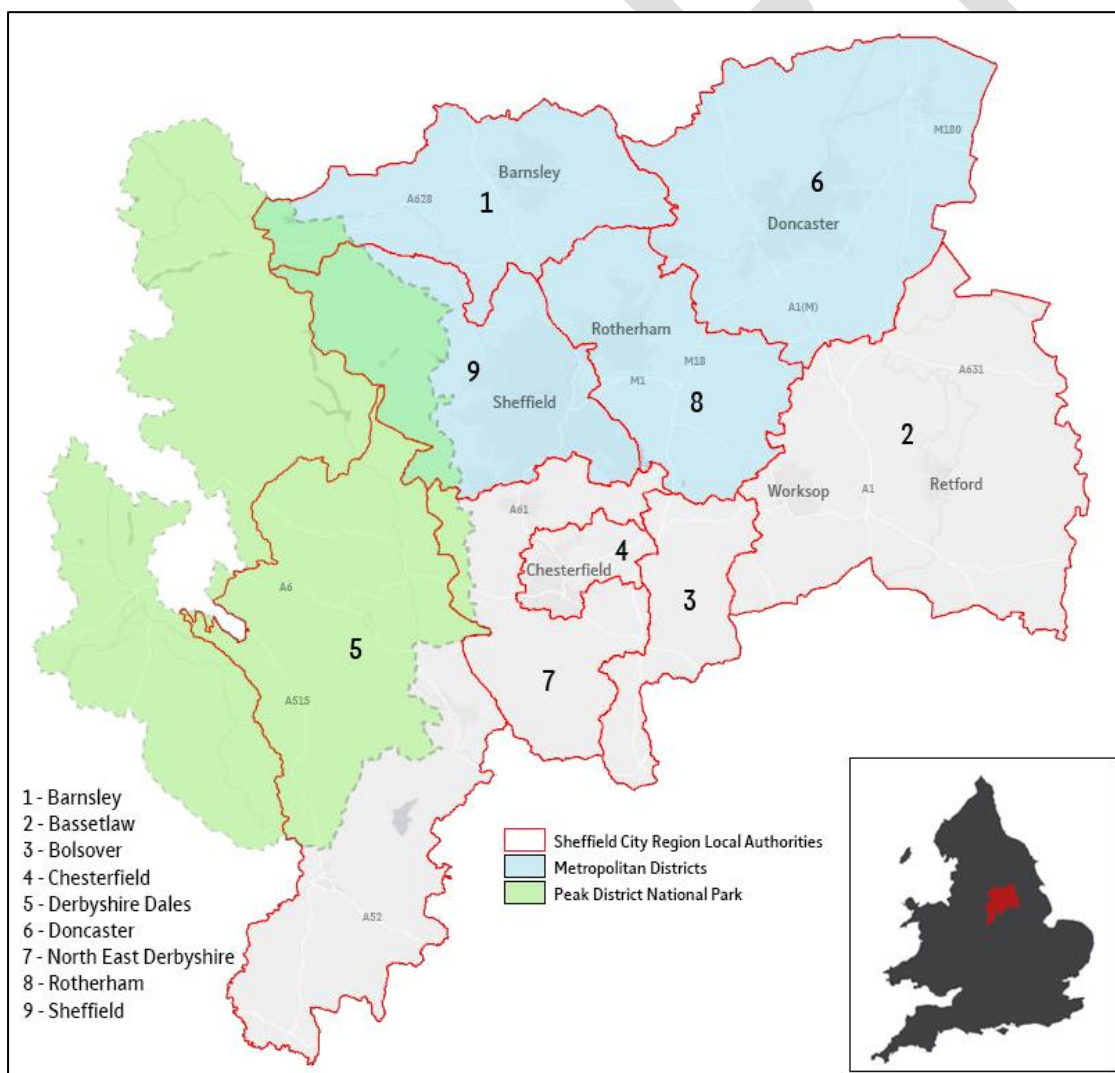


Figure 1: The Sheffield City Region area

Research conducted by the OECD¹ into functional urban areas highlighted the limitations of existing administrative boundaries and strong relationships among several urban cores within the UK. The work concludes that most of SCR is a functional urban area, with a rural fringe which is also important to the economic, social, cultural and environmental functioning of SCR. This is further supported by the ONS² which highlights 5 main travel-to-work areas within SCR as well as overlaps with five other areas.

These relationships are backed up by evidence relating to the retail, housing, transport and cultural linkages across SCR³. For example:

- There is overlap between retail catchments in SCR with joint working on retail important in ensuring appropriate land/property provision and retail/leisure demand relative to transport networks.
- Housing markets across SCR share some commonalities with most areas being more affordable than the national average, although this can mask areas of real need.
- The proximity of major urban areas and the relative ease of commuting between them for work (as demonstrated by travel-to-work flows and journey times) demonstrate strong linkages within SCR.
- Administrative boundaries that cover the City Region demonstrate the complexity of geography but also the commonalities within SCR. The NHS has several Clinical Commissioning Groups within SCR demonstrating historical but also demographic commonalities. Other Government Agencies work across a broader geography (e.g. Homes England covers the North East, Yorkshire and The Humber as well the East Midlands).
- The City Region's cultural geography and green and blue infrastructure has never been assessed in its totality but there are clear linkages. These include the Peak District National Park, the West and South Yorkshire Green Belt and the canal and river networks as well as several historic and cultural assets.

However, relationships between areas don't stop at the SCR boundary and we are committed to working with all neighbouring areas. For example, the SCR area is closely related to the Leeds City Region (particularly in Barnsley) and also overlaps with the D2N2 LEP (in Bassetlaw, Bolsover, Chesterfield, NE Derbyshire and Derbyshire Dales). These relationships have fostered close partnership working, producing some innovative projects on shared priorities⁴ as well as wider collaboration with other areas through the initiatives like the Northern Powerhouse⁵.

¹ See OECD's Functional Urban Area Definitions here: <http://www.oecd.org/cfe/regional-policy/functionalurbanareasbycountry.htm>

² See ONS's Travel-to-Work Areas:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/traveltoworkareaanalysisinngreatbritain/2016>

³ Specific evidence is available within: SCR Combined Authority Constituent Membership Expansion The Economic and Spatial Argument (2016)

⁴ For example, joint working between D2N2 and Sheffield City Region Growth Hubs.

⁵ For example, Department for International Trade's Northern Powerhouse trade missions

4. Key Strategic Matters

The local authorities of Bassetlaw; Barnsley; Bolsover; Chesterfield; Derbyshire Dales; Doncaster; North East Derbyshire; Rotherham and Sheffield work together at the city region scale on matters of shared strategic significance.

Together, we have agreed that this Statement of Common Ground should focus primarily on the following strategic matters:

1. Housing;
2. Employment;
3. Transport; and
4. Digital connectivity

In addition, current working arrangements on several other strategic matters are summarised in this Statement in order to illustrate the range of shared interests being progressed. These are developing and will continue to be reviewed in future updates of this statement. They include:

- Green Belt
- Energy and climate change
- Flood risk
- Minerals Planning
- Waste Planning
- Natural Environment
- Health

4.1 Planning for Housing in Sheffield City Region

The Collective Housing Needs of SCR

All Local Planning Authorities in SCR are planning to ensure that their own housing need is met within their Local Authority boundaries. Based on adopted Local Plan targets, emerging Local Plan targets and local housing need figures, there is no housing shortfall or re-distribution of unmet need required in SCR.

Using the Government's standard methodology, the assessment of Local Housing Need in SCR would be 5,389 (net) new homes per annum⁶, which informs developing Local Plans or plans being reviewed. However, **housing requirement targets in our adopted and emerging Local Plans currently total 6,659 new homes per year**. This means we are currently planning for more than 1,200 homes per year above the standard housing need figure, helping to enable the economic growth being delivered through Local Plans and supporting the SCR Strategic Economic Plan.

Table 1 in the Annex provides a local authority breakdown of local housing need figures and Local Plan requirement targets.

The combined Local Plan housing requirements of 6,659 homes per year is also within the range of new housing calculated to meet the growth in jobs expected from the SEP, as defined by Edge Analytics in 2015⁷.

Housing Delivery

All SCR Local Planning Authorities are currently working to maximise the delivery of new homes in their area and across the city region.

The number of new homes completed in SCR has risen steadily over recent years, rising from 5,323 in 2015/16 to 6,557 in 2017/18. Table 2 in the Annex provides a local authority breakdown of net housing completions, which represents the total of all new homes added to the housing stock in the city region, including conversions and change of use. For accuracy and consistency, this is based on figures provided annually by local authorities to Government through the Housing Flows Reconciliation returns, which are used to calculate performance against the Housing Delivery Test (HDT) - a key feature of the Government's push to increase housing delivery. *[Completions for 2018/19 to add over summer if available]*

Overall, annual housing delivery in SCR is now almost in line with Local Plan targets and we will provide an annual report on the rate of new housing completions within SCR to ensure that progress continues to be made.

⁶ Correct as at 1. April 2019. Based on increase household projections for 2019-2029 and affordability ratio for 2018.

⁷ Work by Edge Analytics suggested that between **5,035 and 7,424** new homes would be required per year to take account of the overall scale of jobs growth, in line with SEP ambitions. See: <https://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/sheffield-plan/Sheffield%20City%20Region%20Demographic%20Forecasts%202014-2034.pdf>

Monitoring of completions by house type and size is not available consistently across all Sheffield City Region authorities and is therefore not included in the Statement of Common Ground. Similarly, other housing issues such as tenure and provision for specific groups like Gypsies and Travellers, students or armed forces personnel are better addressed at the local planning authority level and so are not covered within this Statement.

Housing Land Supply

All SCR Local Planning Authorities are currently working to ensure that a housing land supply of at least five years is available within each local authority area, which in turn will result in a 5-year supply across the city region as a whole. The most recent **monitoring suggests that there is in excess of a 5-year deliverable housing land supply across SCR**, rising to a supply in excess of 8 years if compared to the combined local housing need figure.

Table 3 in the Annex provides the full local authority published 5-year housing land supply and publication dates of data. Due to the variation in publication dates, some positions will have since changed. Further work is being undertaken where needed to check deliverability of sites in the light of the revised NPPF definition and we will continue to monitor land supply in relation to Local Plan requirements.

Major strategic transport investment such as HS2 and Northern Powerhouse Rail is likely to be delivered towards the end of current plan periods, or immediately after. We will work collaboratively to anticipate and respond to long term requirements and opportunities, including exploring sustainable housing growth opportunities arising from proposed major improvements to strategic transport infrastructure.

Housing Market Areas

Figure 2 below shows the extent of different Housing Market Areas defined across SCR and used to understand housing needs and demands at a local level. It illustrates the complexity of our housing market geography as well as the close relationships between areas, particularly in the south of the city region. It is recognised that Housing Market Areas can operate differently for different groups, and that there is some overlap. These more complex relationships will be addressed through local assessments and discussions between neighbouring districts wherever necessary.

In some cases, where Local Plans are adopted with housing requirements above the Local Housing Need assessment figure, this may provide additional flexibility to meet SCR wide growth ambitions. This would only apply in situations where new homes and areas of jobs growth do not result in unsustainable commuting patterns and would need to be subject to separate agreements between individual authorities.

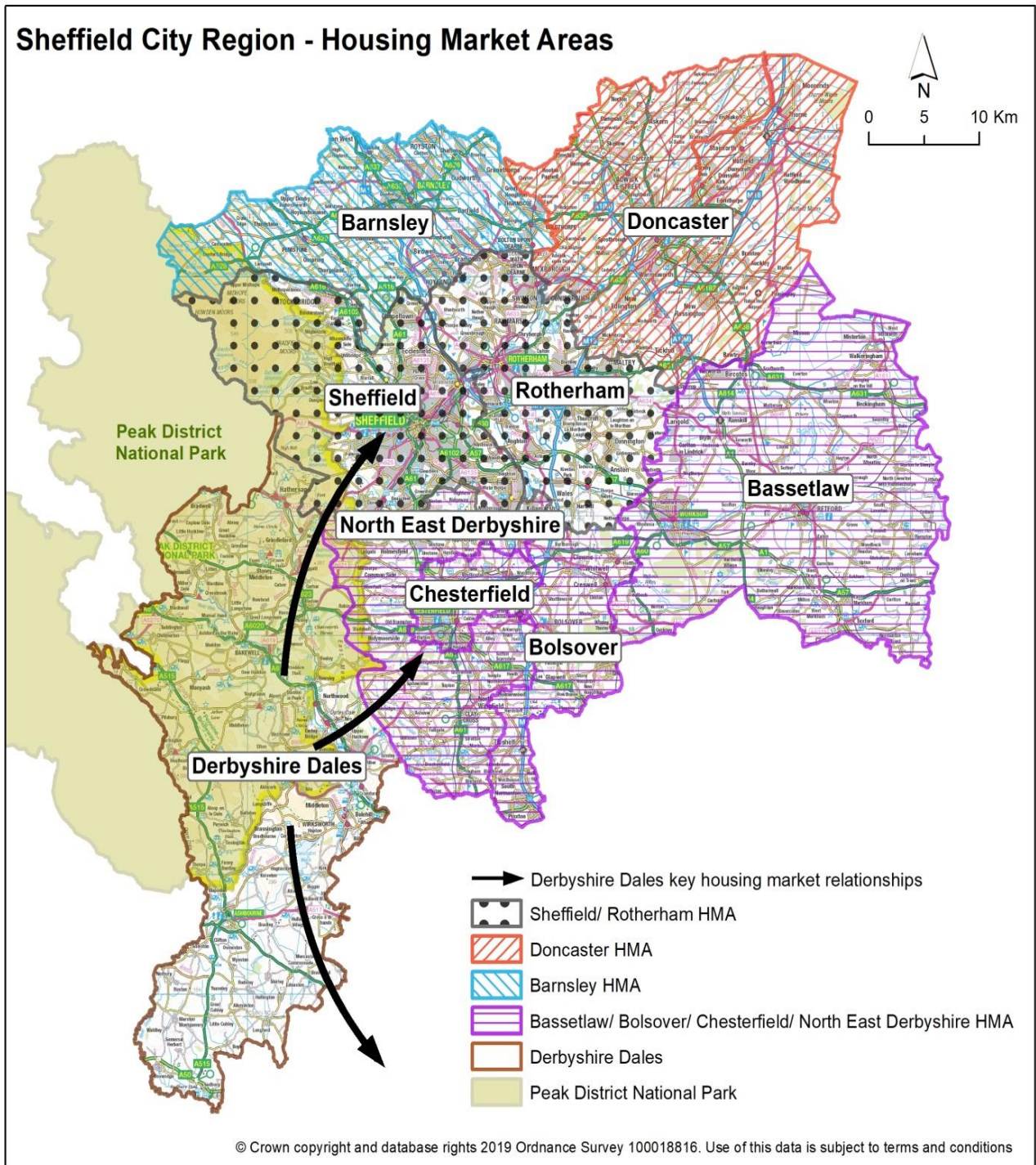


Figure 2: Housing Market Areas

Based on the above, we have agreed that we:

- Plan for our own housing need within our own Local Authority boundaries, taking account of housing market geographies and agreements between individual authorities as necessary.
- Through Local Plans, ensure that the housing required to deliver the growth ambitions of the current SCR Strategic Economic Plan are being met.

- Use the plan making system to maximise delivery of sustainable housing development.
- Monitor housing delivery on an annual basis, as a minimum, to ensure that housing growth continues to meet identified local need and support the economic aspirations of the SEP.

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4.2 Planning for Employment in Sheffield City Region

Employment Targets

The SCR Strategic Economic Plan (SEP) was agreed in 2014. It sets out the economic ambitions for Sheffield City Region and authorities are currently working to ensure that Local Plans help to deliver the SEP and its growth ambitions.

The current SEP seeks to create **70,000 new jobs and 6,000 new businesses across the City Region (between 2015 and 2025)**. Subsequent work by Ekosgen⁸ to inform the development of the SCR Integrated Infrastructure Plan apportioned these 70,000 new jobs to each authority area, identifying where the new jobs were likely to be created and in which economic sectors they are likely to be created.

Although Local Plans in SCR are at different stages of preparation and have established job figures relating to different time periods, together they ensure that the overall quantum of jobs being provided for across the City Region meets the 70,000 jobs target set in the SEP.

Table 4 in the Annex sets out the headline jobs figures being planned for in the adopted or emerging Local plans. These are the figures that are currently being worked to, and are based on more up to date evidence.

Table 5 shows the potential distribution of the 70,000 jobs estimated by the Ekosgen work in 2014. Economic assumptions and evidence available at the time informed the distribution of the jobs by sector, which were then distributed across the nine Local Authorities on the basis of existing employment adjusted to take into account local intelligence and priorities at the time. It is a useful historical reference from which more up to date evidence is developed for current and emerging Local Plans.

Employment Land Supply and Major Growth Areas

Each place within the city region plays an important role in the economy and contributes to the economic ambitions of the SEP. The roles of different places and their contribution to the city region economy are defined in each Local Plan. Key points from these plans are summarised in the Annex to this Statement.

Working across these places and the different roles they fulfil, SCR has also identified some Key Urban Centres and Major Growth Areas in the city region. Defined in detail through the SCR Integrated Infrastructure Plan⁹, these are places where growth will be supported through investment and a package of different infrastructure measures. They are set out in Figure 3 and include the areas around:

- A61 Corridor
- Doncaster/Sheffield Airport
- Advanced Manufacturing Innovation District
- Dearne Valley and J36 of M1

⁸ See Ekosgen (2014) *Sheffield City Region Integrated Infrastructure Plan Sectoral and Local Authority Distribution of SCR 70,000 Jobs Target – Assumptions Report*

⁹ See https://sheffieldcityregion.org.uk/wp-content/uploads/2018/01/Integrated-Infrastructure-Plan_Executive-Summary.pdf

- Markham Vale
- Unity (formerly DN7)
- Sheffield city centre and the town centres of Barnsley, Doncaster, Rotherham, Chesterfield and Worksop,

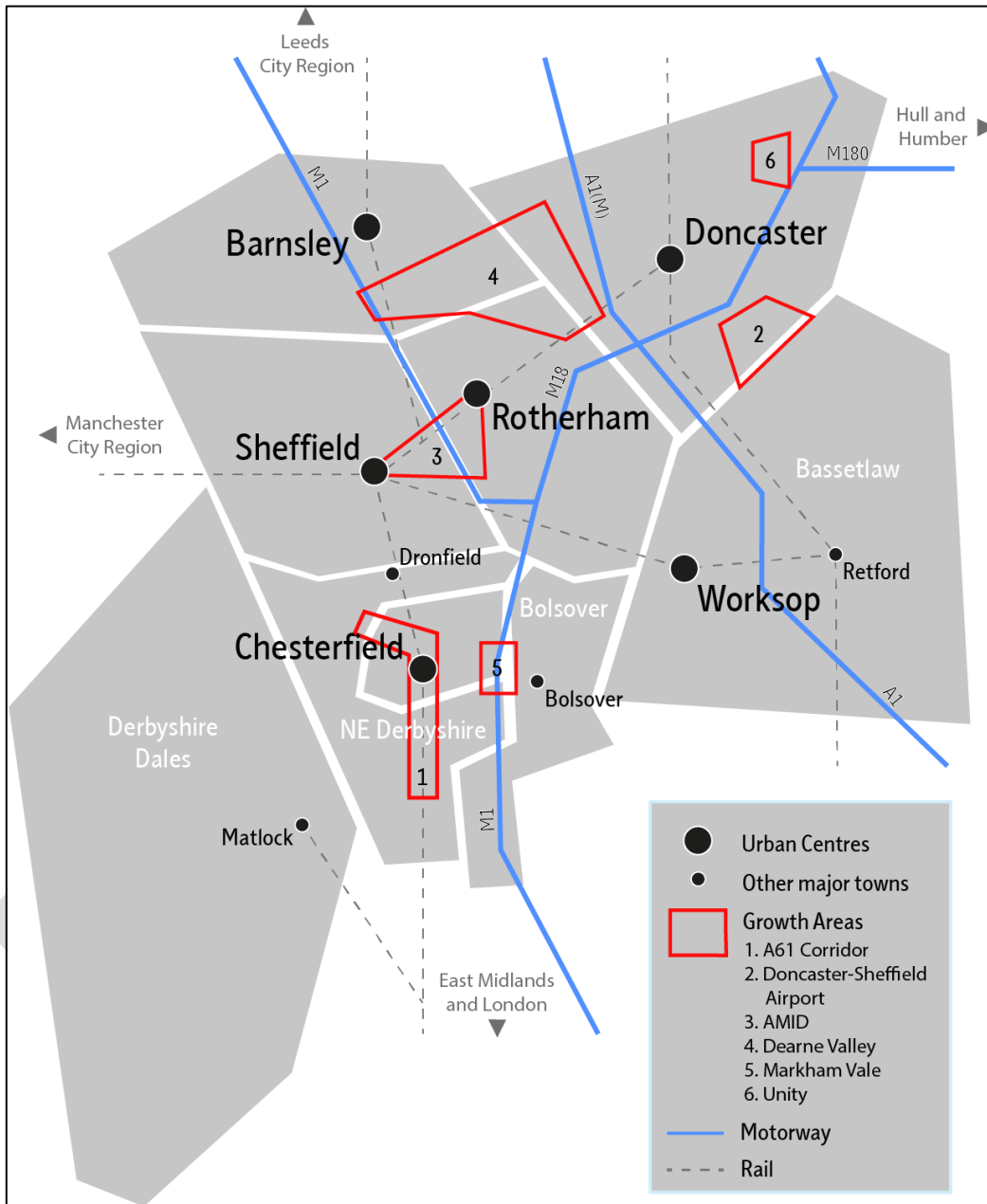


Figure 3: Key Urban Centres and Growth Areas

Local Plans will help to drive employment in these Key Urban Centres and Major Growth Areas, ensuring that an appropriate supply of employment land is available for economic growth and that the infrastructure needed to deliver this is recognised and capable of being funded.

Table 6 in the Annex summarises the employment land requirements from each of the Local Plans in SCR.

The City Region has also commissioned an Employment Land and Premises Review. This will provide a more coherent, joined up understanding of current employment land across all nine districts in the SCR. It will play a key role in helping to shape the emerging Local Industrial Strategy (LIS) as well as informing the decisions of individual planning authorities.

Functional Economic Market Areas and Travel to Work Areas

The geography of commercial and industrial property markets needs to be understood in terms of the requirements of the market, location of premises, and the spatial factors used in analysing demand and supply – often referred to as the Functional Economic Market Area or FEMA.

However, patterns of economic activity vary from place to place and there is no standard approach to defining a FEMA. Instead, the extent of a FEMA needs to be defined on the basis of a number of factors such as travel to work pattern; flows of goods, services and information; service markets for consumers; administrative boundaries; catchment areas for cultural facilities; and the transport network. The extent of a LEP area can also be considered as a FEMA.

Based on this approach, Local Planning Authorities across SCR define a FEMA for their own local plans, which are summarised in the Annex. The definition of the FEMAs is not always straightforward and there can often be overlaps.

At the SCR scale, therefore, there are also strong links between the different market areas and current travel to work patterns suggest that it is reasonable to consider the whole of SCR as a Strategic FEMA; which would sit above the local FEMAs defined in Local Plans. Considering the SCR as a strategic FEMA will help us to consider the role of each district within the City Region. In particular, it can help to address large scale strategic or inward investment growth requirements that would otherwise be above and beyond the indigenous needs of any one district in isolation. This approach will provide further assistance to work already undertaken to plan infrastructure and help support closer integration between policy areas such as planning and transport. It would not prejudice the work done by any individual district in developing their Local Plans.

In total, 88% of the working people who live in SCR also work within SCR; looking at this pattern from the other perspective, 90% of the people whose job is in SCR also live here¹⁰. In short, the great majority of residents work locally or commute between districts within SCR for work. These internal commuting flows are set out in Figure 4.

At the same time, there are also important links between SCR and employment opportunities in Leeds, Wakefield, Derby and the Amber Valley. The extent of these external commuting flows is illustrated in Figure 5.

¹⁰ Based on 2011 TTWA data (published by ONS in 2015), analysed for SCR by Lichfields in emerging work

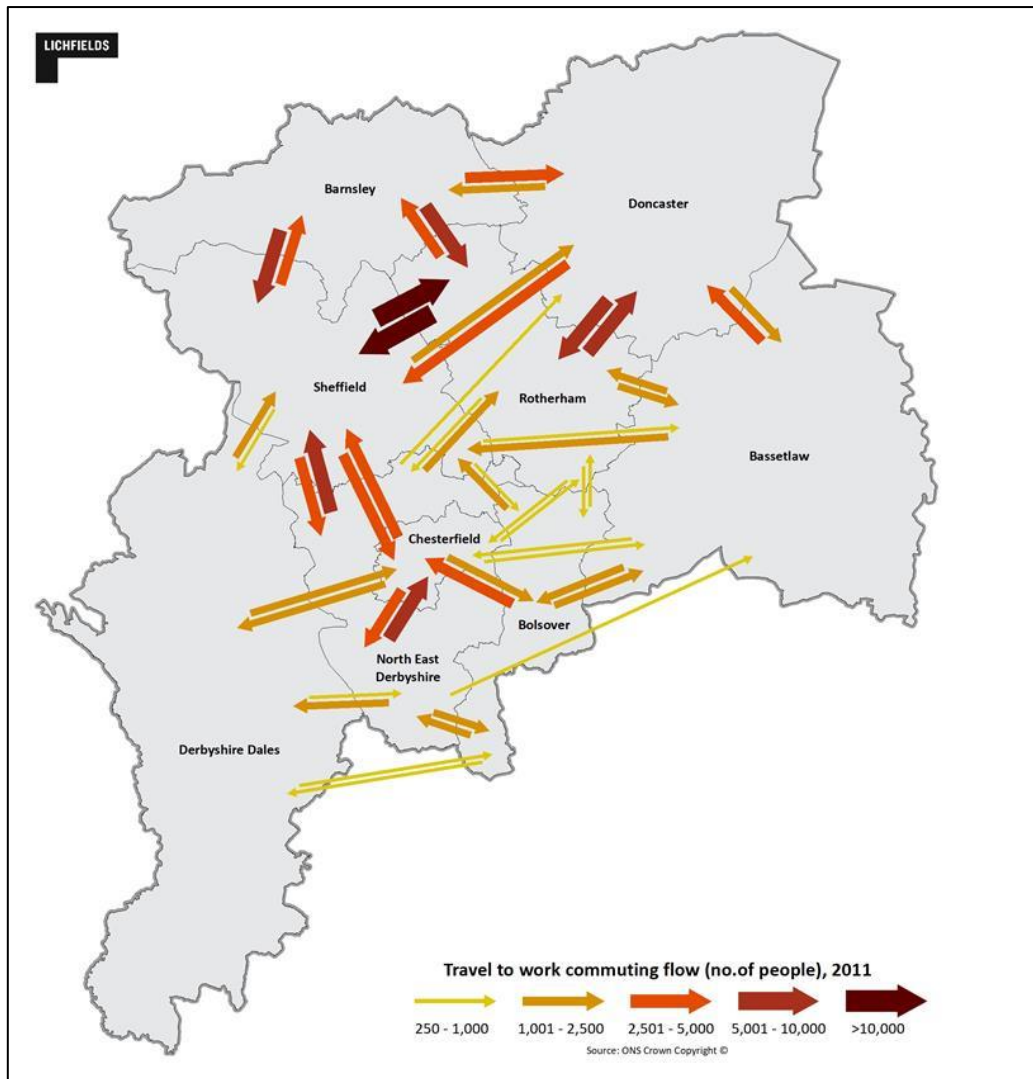


Figure 4: Travel to work commuting flows within SCR¹¹

¹¹ Based on 2011 TTWA data (published by ONS in 2015), analysed for SCR by Lichfields in emerging work

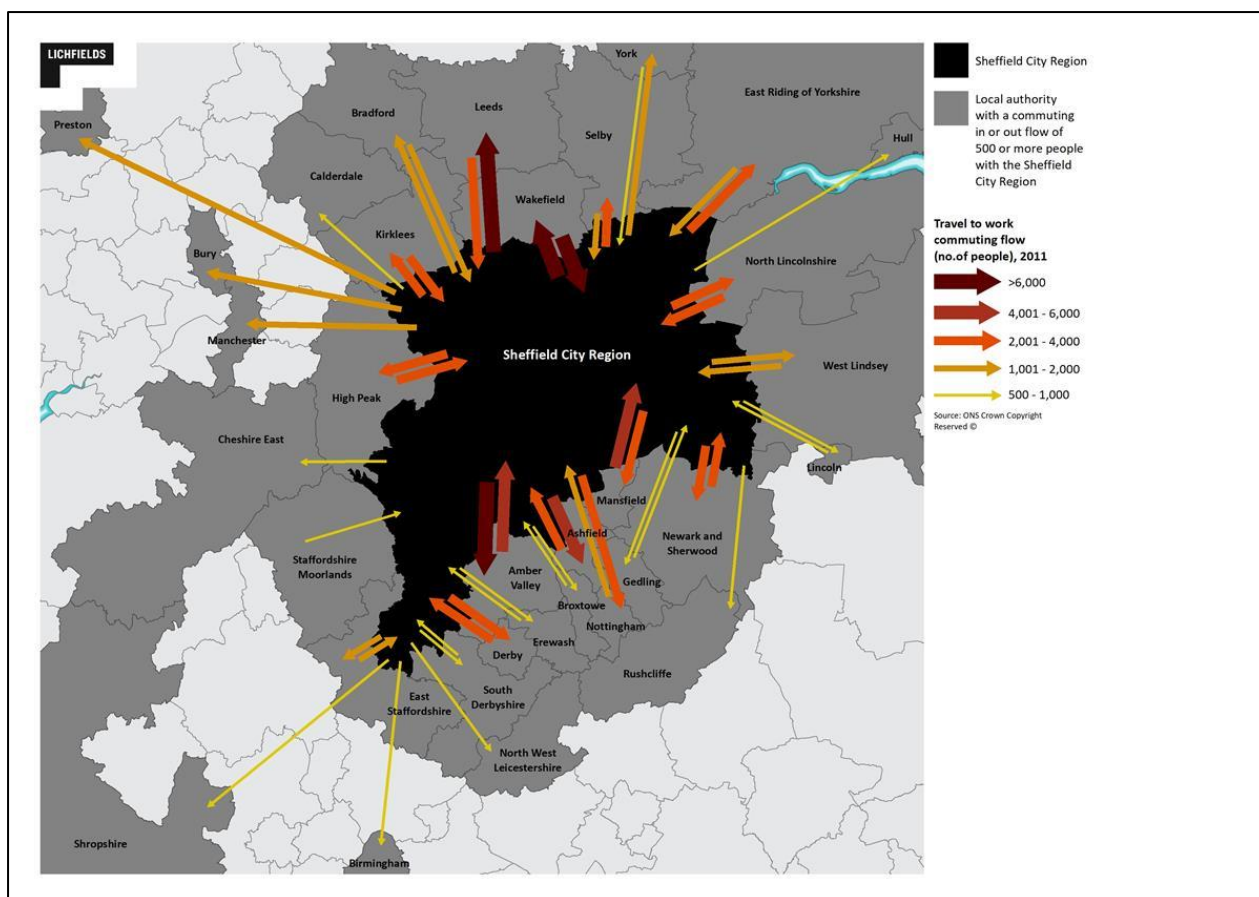


Figure 5: Travel to work commuting flows between SCR and neighbouring areas

Based on the above, we have agreed that we:

- Cumulatively, create the conditions in which at least 70,000 new jobs can be delivered through Local Plans
- Support employment growth in Key Urban Centres and Major Growth Areas
- Monitor delivery of employment land and ensure an appropriate supply of land in line with the SEP ambitions
- Monitor the loss of employment land to other uses, in particular residential use
- Share local evidence as appropriate and strengthen our collective evidence base
- Continue to work collaboratively to achieve the economic ambitions of the SEP, developing our evidence and giving further consideration to formalising a strategic FEMA at the SCR scale, and understanding the operation of it.

4.3 Planning for Transport in Sheffield City Region

Transport Strategy

The SCR Transport Strategy sets goals and policies for South Yorkshire but recognises the importance of the wider SCR economic geography. It was adopted by the MCA in January 2019 as a basis supporting the economic aspirations of the city region. Importantly, the strategy also looks beyond the immediate boundaries of SCR to include interventions that benefit the wider Northern Powerhouse and Midlands Connect sub-national areas, as well as the rest of the UK.

The Transport Strategy sets three specific goals for the SCR area:

- Residents and businesses connected to economic opportunity
- A cleaner and greener Sheffield City Region
- Safe, reliable and accessible transport network.

Taken together, the Strategy is intended to ensure all parts of the City Region are well-connected, with journey times that connect every neighbourhood to a regional hub in 15 minutes; a regional hub to another regional hub in 30 minutes; and all regional hubs to a major centre in 75 minutes.

We will work closely together on all relevant aspects of the SCR Transport Strategy, with Local Plans and planning decisions particularly helping to deliver priorities around economic growth, housing, health and air quality:

- Growth: improved transport network connectivity and greater capacity are vital in enabling economic growth, both in the SCR area and across the wider North of England.
- Housing: transport contributes to meeting our housing targets by helping to unlock new development sites and provide more sustainable modes of travel for residents.
- Health and Air Quality: provision for more active travel like walking and cycling as well as public transport alongside development enables more sustainable choices to be made, benefitting health and air quality.

National and pan-northern interventions

The SCR Transport Strategy defines a number of transport interventions that will have a national and pan-northern impact as they are progressed by SCR and its partners.

Local Plans will support the implementation of these interventions which include:

- Major Rail Improvements: nine separate improvements including new infrastructure like HS2 and improvements to existing capacity;
- Integrated and smart travel programme: with multi-modal, integrated ticketing and real time information; and
- Strategic Road Network Improvements: seven improvements which will increase connectivity between SCR and neighbouring regions as well as movements within SCR itself.

Information in the annex lists these national and pan-northern interventions. Together they will improve SCR's links other Northern towns and cities as well as with the East Midlands region. It will, therefore, be particularly important to work closely with bodies such as Transport for the North and East Midlands Connect so that people can commute between city regions more quickly and easily, ensuring the right people have access to the right jobs.

Local Interventions

Each district within SCR will have its own transport priorities and several have (or are developing) their own transport strategy, which are also used to inform Local Plans. At the city region scale, the SCR Transport Strategy identifies 11 key regional economic centres that need reinforcing with transport infrastructure and 20 priority transport corridors. These are set out in Figure 5.

We will work together and with other SCR partners to seek to deliver improvements to transport corridors and enhance the strategic transport network with a combination of bus, tram, bus rapid transit, heavy rail and tram-train.



Figure 5: Transport Strategy Programme Corridors

Strategic Testing Tools

Since 2016, authorities across SCR have been working with the MCA to produce a region-wide computerised model of transport networks and demand (SCRTM1). Utilising the latest trip data, this will provide the evidence required to justify external and internal funding for improvements to the city region's transport infrastructure. In addition, work is also underway to update the existing model of land usage, transport and the economy (FLUTE) to allow all schemes seeking funding, from local or national sources, to be justified in accordance with the Government's standards for assessing value for money.

We will use these city region wide models alongside local transport models, including in Nottinghamshire and Derbyshire, to ensure a complementary hierarchy of modelling is applied. Working at different scales, from strategic interventions of major schemes to micro-simulation of individual sites or junctions, this will ensure the impacts and value for money of projects are understood in a clear, consistent way.

Based on the above, we have agreed that we:

- Support the implementation of policies in the SCR Transport Strategy
- Help to bring forward the national and pan-northern interventions agreed through the SCR Transport Strategy
- Work together to improve connectivity, particularly within and around the 20 regional transport corridors defined in the Transport Strategy.
- Support the safeguarding and delivery of critical transport routes (both existing and new) and collaborate across boundaries to make the best use of inter-regional rail, road and water transport networks.
- Secure financial contributions (through S106 obligations and Community Infrastructure Levy) wherever appropriate to help leverage funding for relevant transport interventions.
- Apply a complementary hierarchy of transport models to understand and assess the impact of projects and proposals on the transport network at appropriate scales

4.4 Planning for Digital Connectivity in the Sheffield City Region

A Digital Action Plan for Sheffield City Region has been developed and implemented by a number of Local Bodies since the launch of the Government's Superfast Broadband Programme in 2013.

At that time, Broadband Delivery UK (BDUK) asked Local Authorities to group together and form local bodies to develop Local Broadband Plans and to bid for funding from the Superfast Broadband Programme in order to increase coverage from c80% to 95% of premises in their areas. The Local Bodies in Sheffield City Region are:

- *'Superfast South Yorkshire' which covers the majority of the city region, that is, Barnsley, Doncaster, Rotherham and Sheffield;*
- *'Digital Derbyshire' which includes Chesterfield, North East Derbyshire, Bolsover, Derbyshire Dales; and,*
- *'Better Broadband For Nottinghamshire' which includes Bassetlaw.*

Coverage of superfast broadband has increased from 80% to over 95% of the city region and will reach around 99% by 2021.¹² In South Yorkshire the take-up of superfast broadband has increased from 18% to 42%; business parks were amongst the first in the country to access gigabit full fibre broadband; and business development programmes have helped local SMEs understand how digital can sustain and grow their business as well as enabling them to access support for connection charges and innovation projects. At the same time, Sheffield City Centre now benefits from arguably the best public access Wi-Fi network in the country.

However, digital connectivity is not evenly spread and rural areas particularly need better access. As SCR develops and grows over the next 3 years, there will be an increased demand for high speed, ubiquitous connectivity. A Digital Connectivity Strategy is being prepared with objectives and projects that will require a more consistent and coherent approach to planning across the city region.

Based on the above, we have agreed that we:

- Support the implementation of policies in Local Broadband Plans
- Help to bring forward local and city region interventions to improve digital connectivity, improving speeds and addressing gaps in provision across the whole of SCR
- Create a supportive planning framework for digital connectivity, including consistent planning conditions

¹² [Need to check data source for these figures and the geographical area covered]

4.5 Planning for other Strategic Matters in SCR

All nine Local Planning Authorities in SCR commit to work together at an SCR scale on other issues where we have a common interest and cross boundary work is required. These are defined around the following areas, with further information and evidence highlighted where this is available:

- Green Belt: Local Planning Authorities in SCR have agreed a common assessment method for reviewing Green Belt and will adopt this where appropriate to ensure a consistent approach across SCR¹³
- Energy and climate change: Local Planning Authorities in SCR have agreed to work together to develop and support the implementation of the SCR Energy Strategy and Delivery Plan
- Flood risk: Local Planning Authorities have agreed to work together on a catchment wide basis to reflect the natural geography of the city region and seek consistency in respect of permitted run off rates for greenfield and brownfield developments.
- Minerals: Local Planning Authorities in SCR have agreed to share evidence on minerals planning, working closely together and with Derbyshire and Nottinghamshire County Councils who are currently updating their own Minerals Plans. This includes evidence from Local Aggregates Assessments, exploring the benefits of undertaking joint assessments.
- Waste: Local Planning Authorities in SCR have agreed to share evidence on waste planning, with the four South Yorkshire authorities working together to develop a single evidence base before commencing a South Yorkshire wide waste plan. Districts in Nottinghamshire and Derbyshire are working with their respective County Councils to prepare or update county wide waste plans, ensuring these coordinate with the South Yorkshire plan.
- Natural Environment: Local Planning Authorities in SCR have agreed to share evidence and data on a city regional basis, particularly in areas where the local environment is sensitive or critical to the wider ambitions of the city region. *[Need to confirm with the two LNPs in the SCR]*
- Local Planning Authorities recognise the health and wellbeing challenges facing many areas of the city region and agree to share evidence to ensure that Local Plans are effective in addressing those challenges. This will be in terms of the provision of health services as well as tackling the wider determinants of health such as sub-standard housing, air pollution, social isolation and lack of access to green space. There will be an emphasis on creating environments that are conducive to people being able to be physically active as part of their daily life.

¹³ See detailed explanation at <https://www.barnsley.gov.uk/media/5273/sheffieldcityregiongreenbeltreviewacommonapproachaugust2014.pdf>

5. Governance Arrangements

This Statement of Common Ground has been prepared by the SCR Heads of Planning Group, which brings together senior planning managers across all nine local planning authorities as well as from Nottinghamshire and Derbyshire County Councils.

The Group has responsibility for the Statement of Common Ground alongside other pieces of collaborative work. It will ensure that the Statement is consistent with local planning practice and is updated on an annual basis in order to reflect any changes to local practice or arrangements at the city regional scale

Progress and oversight for the Statement and other joint planning work is the responsibility of the city region’s Infrastructure Board, and through this to the wider governance arrangements established for the city region (see Figure 6).

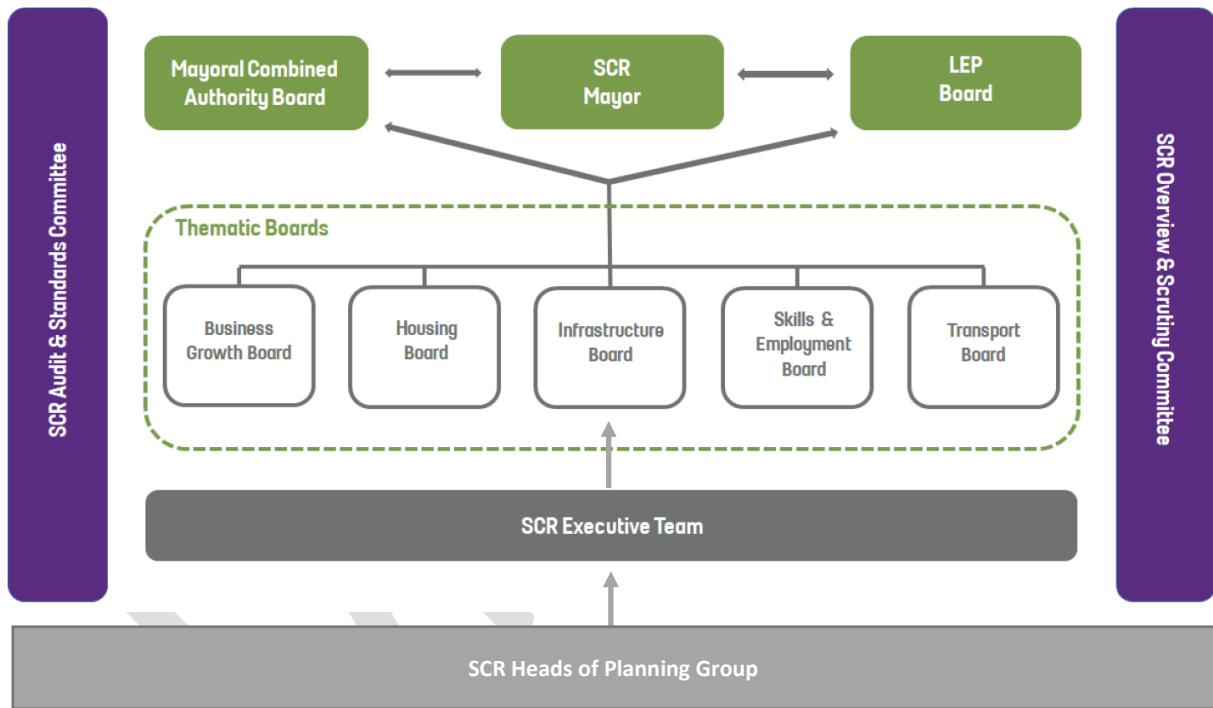


Figure 6: governance arrangements

Annex

Table 1: Sheffield City Region – housing needs

	2019 Local Housing Need assessment	Local Plan target	Difference	Local Plan Status
Barnsley	890	1,134	244	Adopted January 2019
Bassetlaw	297	390	93	Reg. 18 stage
Bolsover	230	272	42	Awaiting Inspector's report
Chesterfield	240	247	7	Pre-submission
Derbyshire Dales	229	284	55	Adopted December 2017
Doncaster	550	920*	370	Reg. 18 stage
North East Derbyshire	248	330	82	Awaiting Inspector's report
Rotherham	581	958	377	Adopted 2014/2018
Sheffield	2,124	2,124	0	Options consultation 2015
SCR	5,389	6,311 - 6,659	922 - 1,270	

*The emerging Local Plan presents the housing requirement as a range, the bottom of the range representing a Local Housing Need figure (as reviewed and updated) but with allocations for the top of the range in line with economic growth aspirations and planned infrastructure

Table 2: Sheffield City Region – net completions*

	2015/16	2016/17	2017/18	Total
Barnsley	706	850	1,009	2,565
Bassetlaw	338	462	551	1,351
Bolsover	325	290	248	863
Chesterfield	206	123	110	439
Derbyshire Dales**	130	173	295	598
Doncaster	1,170	1,057	1,173	3,400
North East Derbyshire	431	282	396	1,109
Rotherham	585	599	471	1,655
Sheffield	1,432	2,248	2,304	5,984
SCR	5,323	6,084	6,557	

*All data collected directly from local authorities (other than Derbyshire Dales), and in some cases varies slightly (1%) from the Housing Flows Reconciliation figure used to calculate the Housing Delivery Test. Includes new build completions, change of use from non-residential to residential and conversions from one to multiple dwellings.

** Note discussions ongoing with MHCLG about inclusion of completions within the Peak District National Park area in HDT figure.

[data for 2018/19 to be added to this table over summer if available]

Table 3: Sheffield City Region - housing land supply*

	Annualised (net) requirement	Total (net) 5-year supply	Supply in years	Date of publication
Barnsley	1,469	7,522	5.12	Jan-19
Bassetlaw	324	2,681	7.90	Oct-18
Bolsover	272	2,274	8.49	Feb-19
Chesterfield	298	1,775	5.96	Apr-18
Derbyshire Dales	403	2,995	7.44	Apr-18
Doncaster	889	8,300	9.34	Aug-17
North East Derbyshire	283	2,178	7.33	May-18
Rotherham	958	6,655	5.80	Apr-18
Sheffield	2,231	9,970	4.47	Nov-17
SCR	7,127	44,350		

* Figures taken from the most recently published 5-year supply statements, which allow for any backlog in delivery over recent years. As such annualised requirement figures may vary from Local Plan requirements set out in Table 1.

Table 4: Job Figures being planned for in Local Plans

Local authority	Job target
Barnsley	28,840 (2014-2033)
Bassetlaw	3400 (2018-2035)
Bolsover	A baseline jobs growth of 3,000 used in SHMA for OAN. No specific target set in Local Plan (2014-2033)
Chesterfield	3,175 (2011-2036)
Derbyshire Dales	A need for 1,700 additional jobs calculated in employment land availability assessment. No specific target set in Local Plan (2013-2033)
Doncaster	Growth of 27,100 jobs being planned for. No specific targets set in Local Plan (2015-2032)
North East Derbyshire	3,000 (2014-2034)
Sheffield	25,550 (2015-2034)
Rotherham	12,000 – 15,000 (2013-2028)

Table 5: Distribution of additional jobs (Ekosgen 2014)

Sector Distribution (see Section 3)			Spatial Distribution (see Section 4)		
	Increase	% change		Increase	% change
Logistics	13,000	47%	Sheffield	25,550	10.7%
Financial & Professional	10,000	28%	Doncaster	11,825	10.7%
Business Services	10,000	31%	Rotherham	9,125	9.8%
Adv. Manufacturing	8,000	39%	Bamsley	7,500	10.2%
CDI	8,000	27%	Chesterfield	4,900	9.9%
Tourism, Leisure, Sport	8,500	16%	Bolsover	4,100	13.6%
Retail	8,000	11%	Bassetlaw	3,700	8.3%
Health	8,000	7%	NE Derbys	1,900	7.5%
Construction	4,000	13%	D Dales	1,400	4.6%
Other	4,000	4%	SCR Total	70,000	10.0%
Education	2,000	3%			
Low Carbon	2,000	18%			
Med - Low Tech Manufacturing	-6,500	-11%			
Public Admin	-9,000	-23%			
SCR Total	70,000	10%			

Table 6: Employment Land requirements in Local Plans

Local authority	Employment Land
Barnsley	297 ha (2014-2033)
Bassetlaw	63 ha minimum (2018-2035)
Bolsover	Allocating 92ha in the Local Plan (2014-2033) Current land either allocated in the 2000 Bolsover District Local Plan or with planning permission = 96.73ha.
Chesterfield	Emerging Local Plan target = minimum 44ha employment land in B1, B2, B8 uses (2011-2026). Supply over emerging Local Plan period = 51.63ha Also approximately 20-30ha land at Staveley Works that can come forward dependent on final form of HS2 phase 2b IMD
Derbyshire Dales	At least 24 ha (2013 – 2033)
Doncaster	481 ha (2015-2035)
North East Derbyshire	25.3 – 38.3 ha (2014-2034)
Rotherham	235 ha (2013-2028)
Sheffield	152 ha (2015-2035)

Summary of economic role of places in SCR

Barnsley

Barnsley has a growing economy, creating an M1 economic corridor, thriving town centre and some outstanding cultural heritage. In terms of current sectors, evidence from Mott Macdonald (2016) identified a higher proportion of employees in manufacturing and construction than comparator areas including the national average. In contrast, Barnsley has lower proportions of IT and finance professionals and a higher proportion of jobs in public administration, health and education (29% compared to a national average of 26%).

Bassetlaw

Retford in Bassetlaw benefits from access to the national railway network and strong economic links to Nottingham, Lincoln and Newark. Worksop is a town developing a diverse economic base, with a number of key visitor attractions such as Clumber Park and Sherwood Forest. The key sectors in Bassetlaw are in construction, manufacturing, transport distribution/logistics, storage. Growth is expected in financial and business administration, health and government services sector.

Doncaster

Doncaster has a high quality urban centre with attractive retail opportunities within an expanding mixed-use offer. Doncaster's multi-modal connectivity offers access to major conurbations and coastal ports whilst the Doncaster-Sheffield Airport and iport areas provide an international gateway with growing engineering and logistics business base. A new National College for High Speed Rail and University Technical College are part of a growing vocational education offer.

Doncaster's Inclusive Growth Strategy identifies four broad industry specialisms with the potential to grow, create quality jobs and support supply chains: engineering and technology; digital and creative; future mobility (rail, road, air); and advanced materials. In addition a fifth, non-specialist platform is identified from growth: supporting Services.

Rotherham

Rotherham has developing strengths in new economic sectors, as part of SCR's wider regeneration agenda, with a particular specialism in manufacturing. The adopted Core Strategy identifies the priority of safeguarding this manufacturing base and targeting several priority sectors including Creative and Digital Industries; Advanced Manufacturing and Materials; Environmental and Energy Technologies; Construction Industries; Business, Professional and Financial Services; and Low Carbon Industries.

Bolsover

Bolsover is a rural area, with the need and ability to accommodate significant economic growth in key settlements, taking advantage of access to the M1. In the Bolsover Economic Development Needs Assessment (EDNA) (2015) competitive sectors identified were: Wholesale and Retail; Manufacturing; Transport & Storage; Construction; Information & Communication (knowledge-based activity); and Energy & Water.

North East Derbyshire

North East Derbyshire is a rural area with the population concentrated in four towns, and the potential for growth along the A61. Key sectors are Digital and Creative Industries; Advanced Manufacturing; Food and Drink; Construction and Environmental Industries; and Social Industries.

Derbyshire Dales

The Derbyshire Dales economy is based on thriving micro businesses and SMEs with manufacturing the largest employment sector. Pay in the Derbyshire Dales is amongst the lowest in Sheffield City Region and England. Businesses in the Dales want to grow but can't find the space locally, and provision of new employment space in the district is the highest priority.

Chesterfield

Chesterfield is a key market town and the sub-regional economic centre for Northern Derbyshire, with a high quality urban core and opportunities for further growth in the Staveley and A61 corridors. Along the M1, Markham Vale is an area recently developed with plans to establish itself as a major employment hub, supporting activity elsewhere in the City Region. The area includes Enterprise Zone sites.

Chesterfield's key sectors are Public administration ; Wholesale/retail; Financial and business services and Manufacturing.

Sheffield

Sheffield is the fourth largest city in England and a major centre of engineering, creative and digital industries, with a wide range of culture and retail facilities. Sheffield City Centre will be the primary office location in the City Region, providing a high proportion of the City Region's jobs in business, financial and professional services, higher education and health and wellbeing services. The retail and leisure offer in the City Centre is expected to grow through the Heart of the City 2 development but will be complemented by that provided at Meadowhall and by other built leisure facilities in the Lower Don Valley.

The Lower Don Valley and Advanced Manufacturing Research Centre (in the Advanced Manufacturing Innovation District) are important employment areas, focused on advanced manufacturing. The area includes an Enterprise Zone at Sheffield Business Park.

Sheffield's key sectors are Advanced Manufacturing and Health.

Summary of Functional Economic Market Areas within SCR

Local Plans across the SCR define their Functional Economic Market Areas in line with national planning guidelines.

- Barnsley: part of a wider area of a single Sheffield and Leeds City Region FEMA.
- Bassetlaw: sits between several larger, dominant centres and takes a pragmatic approach which considers multiple linkages and influences on the district's economy from these centres.
- Bolsover: part of a wider FEMA which includes Amber Valley; Ashfield; Bassetlaw; Chesterfield; Mansfield; and North East Derbyshire DC.
- Doncaster: defines a standalone FEMA along its own administrative boundary.
- Derbyshire Dales: is divided between surrounding areas, with the southern part of the District in a wider Derby focused FEMA; the Northern area in a Sheffield focused FEMA; and the central part of the district falling in an overlap with influences from Sheffield, Chesterfield and Derby.
- NE Derbyshire and Chesterfield: share an employment market and FEMA
- Sheffield and Rotherham: share a single FEMA, consistent with a single travel to work area.

SCR Transport Strategy: national and pan-northern interventions

The following schemes are being progressed by our partners or are included in Transport for the North's initial investment programme for a start by 2027. As such they form a baseline for the City Region's interventions.

MAJOR RAIL IMPROVEMENTS

- HS2 – SCR supports the principles of high speed rail services across the North to the rest of the UK, radically reducing journey times and providing enhanced connectivity beyond the HS2 network. We need to maximise the benefit of HS2, exploring all options for a parkway in South Yorkshire and minimise the impact on local communities and the environment
- Hope Valley line capacity improvements – initial capacity improvements to allow a frequency of three fast trains in addition to one stopping train per hour and freight trains
- Sheffield to Hull – journey time improvements to achieve a frequency of two trains per hour and capacity enhancements at Doncaster station to accommodate Northern Powerhouse Rail services
- Sheffield to Leeds – improvements to the Northern Loop from Sheffield station to HS2, including new stations in South Yorkshire, along with journey time and reliability improvements via Barnsley
- Doncaster to Leeds – capacity, journey time and reliability enhancements
- South Transpennine Line – capacity and journey time improvements between Doncaster and Cleethorpes
- East Coast Main Line power upgrade
- Improvements to allow wider/higher freight trains on the Doncaster to Immingham route
- Electrification works in the Sheffield area to support other major rail investment programmes

INTEGRATED AND SMART TRAVEL PROGRAMME

- Multi-modal, integrated, contactless ticketing across the North
- Enhanced real time customer information
- Smart ticketing on rail

STRATEGIC ROAD NETWORK IMPROVEMENTS

- Trans Pennine upgrade programme – a package of improvements including Mottram Moor link road and the A616/A61 Westwood roundabout
- Trans Pennine Tunnel and wider connectivity package – a feasibility study into a new route to improve the resilience of Trans Pennine road links, including a new or upgraded route from the M1 to M18 and A1(M)
- M1 Junctions 35A to 39 – upgrade to smart motorway
- A1 Redhouse to Darrington – upgrade to motorway standard
- A1(M) Doncaster bypass – widening to a three-lane motorway
- Hollingworth to Tintwistle bypass and M56 capacity improvements, which are both outside of SCR but included due to the benefits they can bring SCR.
- A1 junction improvements with A46 in Bassetlaw.

HOUSING BOARD

17th JULY 2019

HOUSING FUND - BRADWELL CLT AFFORDABLE HOUSING SCHEME

Purpose of Report

In line with the Sheffield City Region Assurance Framework, a project seeking Mayoral Combined Authority funding has been considered by the Sheffield City Region (SCR) Appraisal Panel and is recommended to the Housing Board for a policy steer and potential in principle investment decision.

The Scheme is seeking grant funding of £370,000 from SCR to provide 12 affordable homes in perpetuity in the village of Bradwell in the Peak District National Park. This report and supporting annexes provide details of the Bradwell CLT project

Freedom of Information

This paper will be available under the Combined Authority Publication Scheme however, Annex 1 is exempt from publication under paragraph 3, part 1, section 12A of the Local Government Act 1972.

Recommendations

The Board is asked to:

1. Decide the principle of the SCR Housing Fund being used to support the Bradwell scheme, and if so, invite the Scheme Sponsor to progress to Full Business Case; and
2. If the decision to Recommendation 1 above is to invite progression to Full Business Case, then subject to submission of a Full Business Case and a positive Appraisal Panel recommendation, delegate the final decision to grant fund 12 affordable homes in perpetuity in the village of Bradwell up to £370k, to the Head of Paid Service (or his appointed delegate) in consultation with the Housing Board's Co-Chairs.

1. Background

- 1.1 As part of the HF open call for projects, Bradwell Community Land Trust (BCLT) applied in November 2018 for funds to purchase 12 houses in Bradwell village which are currently privately rented by a single landlord (at below rental market rates). This would save the houses from being sold on the open market. The landlord has delayed putting the homes on the open market since October 2018 to allow for the BCLT to raise the funding to acquire the houses and keep them affordable for local residents in perpetuity. Peak District Rural Housing Association (PDRHA) have been selected by BCLT to lease and manage the properties should funding be secured to acquire them. A proposed funding package comprises PDRHA, Derbyshire Dales District Council

(DDDC), Homes England, and the SCR. The decision of Homes England to fund the scheme is awaited.

- 1.2 A Strategic Business Case (SBC) was submitted to SCR HF in May 2019. The SBC was reviewed by the SCR Appraisal Panel (Annex 1) and the project delivers good value for money with positive BCR and NPV value. However, the Appraisal Panel considered that they couldn't recommend that the project progress to Full Business Case (FBC) without a view being sought from the SCR Housing Board as to the principle of funding the scheme as it does not result in any new additional dwellings, which is a key aim of the SCR HF. It would though maintain affordable housing in an area of local need, which would otherwise be lost.
- 1.3 The view of the Board is therefore requested on the principle of enabling the HF to support the scheme (and invite a FBC to be submitted). Also, an approval would need to be confirmed based on a FBC before the next meeting of the Board as the landlord requires a decision by the BCLT before September. If agreeable, it is proposed that the Co-Chairs liaise with the Head of Paid Service to approve the funding subject to due process and a favourable Appraisal Panel FBC recommendation.

2. Proposal and justification

Bradwell CLT Affordable Housing Scheme

- 2.1 The Peak District Rural Housing Association (PDRHA) have been selected by BCLT to lease and manage the properties should funding be secured to acquire them. PDRHA have applied to the SCR HF for £370,000 grant to allow them to keep 12 affordable homes in Bradwell village from being sold on the open market and maintain them as affordable units in perpetuity.
- 2.2 The homes are an important part of the affordable housing stock in Bradwell and the Peak District and are currently occupied. The tenants have all lived in the properties for over fourteen years; six of the households are economically active; and four have children in the local school which struggles for pupil numbers. It is likely that the current tenants would need to move out of the properties should they be sold and there is no alternative affordable accommodation in the village.
- 2.3 BCLT originally submitted a Gateway Form (expression of interest) to SCR for £2.5m but the BCR and NPV values would not have been sufficient to warrant a funding offer from the HF. SCR and BCLT then worked to investigate other funding options with Derbyshire Dales District Council (DDDC) and Homes England, which reduced the SCR funding ask to £370,000. A funding package is being proposed from contributions from PDRHA, DDDC, Homes England and the SCR.
- 2.4 An important aspect of SCR HF is to help to contribute to the SEP housing growth ambition through investment in interventions to build or accelerate the building of new homes. This scheme would not do this as the homes are already built, but there would be an opportunity net cost of the loss of 12 affordable homes should they be sold on the open market. A letter of support confirming the housing need situation in Bradwell and the Peak District is attached at Annex 2.
- 2.5 The HF was intended to offer flexibility in meet bespoke local needs, so the scheme does support other relevant SCR HF objectives; namely:
 - Support for schemes which wouldn't have otherwise progressed by testing a range of tools/ interventions which seek to address market failures present in

SCR's housing markets whilst complementing and addressing gaps in existing National housing investment programmes (importantly not duplicating existing investment products); and

- To focus on a more flexible approach which can be scaled up by testing new approaches to scheme identification, appraisal and decision making which can inform the development of a long-term approach to SCR-led housing investment.

Funding this scheme would particularly demonstrate a flexible approach, worked up collaboratively with DDDC and Homes England to address a pressing local affordable housing need issue in Bradwell.

Strategic Business Case – Appraisal Panel

- 2.6** The independent technical appraisal team have scrutinised the SBC submitted by the Scheme Promoter (PDRHA) to ensure completeness and to test the responses to each of the 'five cases' (Strategic, Economic, Financial, Management & Commercial). The Appraisal Panel Summary of the SBC is attached at Annex 1, and the full SBC is available to Members on request.
- 2.7** The scheme has a BCR of 2.1 and a NPV of £512,783. As such, the scheme has been assessed as delivering 'good' value for money. The BCR and NPV include the benefits of safeguarding the health and welfare benefits associated with affordable housing provision. It is expected that the information PDRHA will present in their FBC will be the same as the SBC information presented in this report – only the format and final 'ask' will be amended.
- 2.8** The Appraisal Panel has therefore requested that the SCR Housing Board consider the principle of funding the scheme and, if so, requesting the Scheme Sponsor submit a FBC for consideration.

3. Consideration of alternative approaches

- 3.1** All other funding options have now been exhausted and the SCR HF ask is to cover the remaining scheme viability gap, so subject to Homes England agreeing to support the scheme as set out above, this scheme will not go ahead without the SCR funding. There is currently no alternative affordable accommodation or other affordable housing schemes in Bradwell and, therefore, the current tenants would likely need to relocate outside the village should the homes be sold on the open market.

4. Implications

4.1 Financial

The Bradwell scheme would cost SCR £370,000 to maintain 12 affordable units in perpetuity for the local community in Bradwell – this would come from the SCR Local Growth Fund Housing Fund. The average cost per unit spend for the HF programme to date is currently £10,700 per unit. The Bradwell scheme would be £30,800 per unit, but this reflects the comparatively high properties values in the Derbyshire Dales.

Should the principle of funding the scheme be agreed by the Board, and a positive recommendation on the FBC be provided by the Appraisal Panel, the Mayoral Combined Authority has delegated authority to the Head of Paid Service (or his

delegate) to approve Housing Fund investment decisions (grants and loans) of up to £2m. As the approval decision will be required before the next meeting of the Housing Board, it is proposed that the approval will be considered in liaison with the Board's Co-Chairs.

4.2 Legal

None arising from this report.

4.3 Risk Management

There is an opportunity cost to spending £370,000 on this scheme. This may be balanced by the risk of other viable projects not coming forward in time to spend the original £10m HF before the March 2021 deadline.

4.4 Equality, Diversity and Social Inclusion

None arising from this report.

5. Communications

5.1 In the event of a successful scheme, there may be opportunities for proactive communications across traditional, digital and social media.

6. Appendices/Annexes

6.1 Annex 1 – Bradwell Strategic Business Case Appraisal Panel Summary
Annex 2 – Letter from DDDC on Housing Need

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Email: Mark.Lynam@sheffieldcityregion.org.uk

Telephone: 0114 220 3445

Background papers used in the preparation of this report are available for inspection at: 11 Broad Street West, Sheffield S1 2BQ

Other sources and references: N/A

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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For the attention of Becky
Guthrie

Please ask for: Isabel Cogings
Direct Dial No 01629 761256
My Ref.
E-mail Isabel.Cogings@derbyshiredales.gov.uk

9 May 2019

Dear Sir/Madam

This is a Housing Need Statement for Bradwell to support the Bradwell SCR bid, which Derbyshire Dales District Council fully supports.

In September 2014, a Parish Housing Need Survey was undertaken in Bradwell by the District Council's Rural Housing Enabler. Although the survey is 5 years old, the District Council and the Peak District National Park Authority (PDNPA) would accept a 5 year old survey as evidence of housing need.

The following paragraphs contain excerpts from this Housing Need Survey:

The 2014 survey identifies that there are 47 households in housing need with a strong local connection to Bradwell Parish. 5 additional households have a housing need but do not meet the Peak Park's strict local connection occupancy clauses. New homes developed to meet local need in the Peak Park must be occupied by someone with a minimum 10 year local connection to the parish or adjoining parish.

In terms of tenure, the survey shows the need is predominantly for affordable rent, with some demand for shared ownership although, based on the financial information provided by survey respondents, this may not be a viable option.

The survey has identified a predominant need from single people, couples and smaller households for smaller homes and recommends that provision focuses on 2 bed 4 person with a local lettings policy attached to ensure that couples are eligible for these homes, and that some flats are provided for younger single people. As a result of this survey, 12 x 2 bedroomed 4 person houses have planning permission on the former Newburgh Engineering site, with the first 4 due early 2020.

Home-Options Data

Additional evidence of Bradwell's Housing Need is provided by Home-Options, the District Council's Housing Register (www.home-options.org).

Paul Wilson MCD, Dip TP, Dip Mgmt, MRTPI
Chief Executive

Town Hall, MATLOCK, Derbyshire. DE4 3NN

For general enquiries telephone 01629 761100 or visit www.derbyshiredales.gov.uk

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Freedom of Information Act 2000

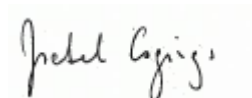
There are 94 households on Home-Options who live in Bradwell or one of its neighbouring parishes of Bradwell, Hathersage, Tideswell, Bamford and Hope. Despite extensive efforts over the past 10 years in Hathersage and Tideswell, we have been unable as yet to bring a scheme forward in these larger settlements, which indicates how difficult it is to build new homes to meet local need in our Peak Park villages and towns.

The predominant need is for rented accommodation through a housing association with a lesser need for shared ownership. The minimum bedroom need of the 94 households breaks down as follows: 1 bedroom x 54 households, 2 bedroom x 23 households, 3 bedroomed x 16 households and 5 bedroomed x 1 household. 38 of the households are families. A range of property types would help meet this need; the predominant need would be for 2 and 3 bedroomed houses, 1 and 2 bedroomed bungalows, as well as 1 bedroomed houses and or flats.

It is very difficult to build new homes for local people within the Peak District National Park, including Bradwell, that is why the proposal to purchase 12 family homes from Newburgh Engineering is so important and a unique opportunity to secure much needed affordable homes in perpetuity.

If you have any queries, please do not hesitate to contact me.

Yours faithfully



ISABEL COGINGS
RURAL HOUSING ENABLER