

Public Document Pack



Wednesday, 16 October 2019

To: Members of the SCR - Housing Board and Appropriate Officers

You are invited to a meeting of the Sheffield City Regional Mayoral Combined Authority to be held at **11 Broad Street West, Sheffield S1 2BQ**, on: **Thursday, 24 October 2019** at **1.00 pm** for the purpose of transacting the business set out in the agenda.

A handwritten signature in black ink, appearing to read "D. Smith".

Dr Dave Smith
Chief Executive

Member Distribution

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

Neil MacDonald

Councillor Julie Dore
Councillor Glyn Jones
Councillor Tim Cheetham
Damian Allen
Mark Lynam

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

SCR - Housing Board

Thursday, 24 October 2019 at 1.00 pm

Venue: 11 Broad Street West, Sheffield S1 2BQ



Agenda

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8.	Housing Fund Capital Programme <ul style="list-style-type: none">• Bradwell Affordable Housing• Rotherham Town Centre Sites	Ms Sue Sykes	43 - 54
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HOUSING BOARD24th OCTOBER 2019**CHANGING ROLES OF HOUSING ASSOCIATIONS****Purpose of Report**

This report sets out some key points for discussion with a range of Housing Associations active in the Sheffield City Region, relating to their changing roles in supporting housing provision in the City Region.

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 the issues relating to the changing roles of Housing Associations in the provision of housing and related activity, to inform the discussion with Housing Associations active in the Sheffield City Region.

1. Introduction

- 1.1 The roles of Housing Associations in the provision of housing and related activity in the SCR has evolved over the past 5 years in response to changing national policy and funding, and the changing needs of the city region. This has presented both challenges and opportunities which has and continues to have impacts on the way affordable housing is provided; how Housing Associations are funded and the impact on their business models; and how housing 'wrap around' services and activities are provided
- 1.2 In response, the Housing Board requested that a range of Housing Associations active in the city region be invited for a roundtable discussion to understand their changing roles and policy and funding environments, and the opportunities for strengthening relationships and joint working with the SCR and all partners involved in the provision of housing and related activities.

1.3 This report provides a summary of key issues that could be addressed under this discussion with the Housing Associations.

2. Proposal and justification

2.1 Issues that could form part of the discussions with the Housing Associations include:

- The changing housing market(s) and the need for more affordable housing across the City Region.
- The changing roles of Housing Associations in housing provision and related activities both over the past 5 years and in the next 5 years.
- The changing policy and funding environment for Housing Associations and the effects on their policy priorities and business models.
- The impacts of the joint SCR working arrangements put in place following the agreement of the SCR Housing Protocol in 2017.
- The successes and continuing joint opportunities of the SCR More New Homes initiative.
- The new Partnership arrangements being put in place with Homes England and the purpose and ambitions of the new Joint Venture involving five Housing Associations active in the city region.
- The opportunities and barriers for new innovation in the housing sector, such as modular construction, to achieve housing ambitions for growth.
- The potential opportunities for closer collaboration with and between Housing Associations across the SCR in the provision of housing and related activities, including in relation to the changing focus of the emerging Strategic Economic Plan towards 'people' and addressing housing quality, fuel poverty, homelessness and health and wellbeing.

3. Consideration of alternative approaches

3.1 Not applicable. This is a discussion item with no specific proposal identified.

4. Implications

4.1 Financial

None arising directly from this report.

4.2 Legal

None arising directly from this report

4.3 Risk Management

None arising directly from this report.

4.4 Equality, Diversity and Social Inclusion

None arising directly from this report.

5. Communications

- 5.1 Opportunities for promoting initiatives that may arise from the discussions with Housing Associations or future planned activities will be considered as appropriate in due course.

6. Appendices/Annexes

- 6.1 None

REPORT AUTHOR	Colin Blackburn
POST	Assistant Director Housing, Infrastructure & Planning
Director responsible	Mark Lynam
Organisation	Sheffield City Region
Email	Mark.lynam@sheffieldcityregion.org.uk
Telephone	0114 2203442

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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SCR - HOUSING BOARD

MINUTES OF THE MEETING HELD ON:

THURSDAY, 29 AUGUST 2019 AT 1.00 PM

11 BROAD STREET WEST, SHEFFIELD S1 2BQ



Present:

Councillor Chris Read (Chair)
Tanwer Khan (Co-Chair)
Neil MacDonald
Councillor Glyn Jones
Damian Allen
Mark Lynam

Rotherham MBC
Private Sector LEP Board Member
Private Sector LEP Board Member
Doncaster MBC
Doncaster MBC
SCR Executive Team

Officers in Attendance:

Colin Blackburn
Jonathan Guest
Becky Guthrie

SCR Executive Team
Sheffield City Region
Sheffield City Region

Guests in Attendance

Apologies:

Councillor Julie Dore
Councillor Tim Cheetham

Sheffield City Council
Barnsley MBC

1 Welcome and Apologies

Members' apologies were noted as above.

2 Declarations of Interest by individual Members in relation to any item of business on the agenda

None.

3 Urgent items / Announcements

None.

4 Public Questions of Key Decisions

None received.

5 Minutes of the Previous Meeting

RESOLVED – that the minutes of the previous meeting held on 17th July are agreed to be an accurate record.

6 Strategic Economic Plan and Local Industrial Strategy Review

A paper and accompanying presentation were received to provide an overview of the current economic landscape in Sheffield City Region and the emerging evidence to structure future priorities/activities in the SCR in relation to housing, to be encapsulated within the Strategic Economic Plan (SEP) and Local Industrial Strategy (LIS)

Information was received to explain the process and timescales for development. It was noted the SEP and LIS are scheduled for publication in December 2019 but acknowledged there are a number of factors that may affect this intention.

Regarding sign-off it was noted the SCR effectively owns the SEP and can sign this off when considered appropriate. However, the LIS is co-owned with government and subject to other procedures and expectations (to be agreed with government).

Comparisons were drawn between the SCR and other city regions (nationally and internationally), noting the SCR lags behind almost every other region in terms of GVA and productivity.

It was acknowledged the drivers of productivity are numerous and suggested the SCR might be affected by some of these disproportionately, including having a significant number of jobs in low productivity sectors, lower skills levels and relatively less investment in research and development.

Further information and evidence was presented with specific relevance to housing growth related matters including demographics, the availability of affordable housing and housing energy efficiency

Members were presented with the proposed ‘people-focussed’ vision for the SCR’s SEP and LIS and its proposed supporting policies and outcomes (noting the metrics for these outcomes have yet to be determined).

However, noting the suggested vision that *“In the SCR, every person will have an opportunity to take part in one of the most prosperous, dynamic and resilient global economies”*, members challenged whether this is realistic given the SCR’s historic prosperity trends (noting this sentiment had been raised at other thematic Board meetings).

Members discussed the importance of systemically understanding the dynamics of the SCR to inform debates around how we manage and realistically maximise the achievability of the SCR residents’ aspirations.

It was suggested our approach to looking at ‘place’ needs to be more sophisticated to ensure we aren’t doing more of the same and expecting different results, and ensure we are capable of building on what works within the reality of what we are resourced to do

The Board considered the importance of growth being 'inclusive' to ensure this genuinely translates into improving the lives of the SCR's residents and breaks the cycle of the SCR being stuck in a low wage economy.

It was suggested there appears to still be a significant amount of work to refine the SEP before it is due to be presented to the MCA and LEP and suggested that officers developing the draft Strategy need to start to frame this around the interventions and policy areas (such as liveability or inclusivity) that efforts should be targeted on (with metrics to be determined going forward) to ensure the Strategy isn't too vague or overreaching.

RESOLVED - that the Board notes the summarised evidence base and the emerging areas for prioritisation.

7 **Modern Methods of Construction**

A report was received to introduce the topic of Modern Methods of Construction (MMC) to the Board for discussion and to invite steer on the region's potential future activity in this area.

It was noted the government and Homes England are strongly promoting and encouraging MMC as a key way to accelerate housing delivery and produce better-quality homes, as well to address the emerging construction skills shortage across the country. However, it was noted there has only been a few MMC schemes introduced to date in the SCR due to a range of issues, but primarily due to unit costs per home still being higher than existing traditional build.

A presentation was received to further explain the concept of MMC and explore the SCR's potential involvement going forward.

It was noted a number of events had been held recently for MMC stakeholders to consider the local MMC market and provided an opportunity to share organisations' progress and local ambitions for the adoption of MMC.

The Board gave consideration to a number of MMC matters raised in the report and presentation.

In taking our thinking forward, Members agreed the need to consider the following: would a drive on MMC affect SCR and what are the benefits/ dis-benefits, how could SCR drive MMC demand, and how would SCR MMC sector collaboration work?

It was suggested it may be beneficial to work with neighbouring LEP areas with similar MMC aspirations to allow matters of mutual interest to be considered, including the merits of standardised specification and whether critical mass targets for new housing could be better met jointly.

The Board considered the role that the local authorities (and other land owners) need to take if MMC is to succeed locally.

The Board agreed the proposed timetable for further development work on the

initiative and requested another workshop be held mid-November to consider the pre-publication version of the business case report and work up the concept of a model local authority policy for MMC (to be developed with Heads of Housing building on the Statement of Common Ground).

Action: Becky to make arrangements for this event.

RESOLVED – that the Board notes the issues relating to existing MMC activity in the SCR and agrees to promote MMC for housing within the City Region to meet strategic objectives.

8 **Housing Evidence Base**

A report was received to update the Board on work to undertake a housing review (as per the action approved at the previous meeting).

Further support for the proposed focus for this work and the intended next steps was sought.

It was noted that based on the matters considered at the previous meeting, officers have begun to prepare a brief for commissioning support from an external organisation that can offer a fresh perspective and new insights. It was noted it is envisaged the work commissioned will focus on two main elements; housing needs and housing markets.

It was noted that rather than commissioning this work through the usual procurement routes, the nature of the work provides an opportunity to form a more meaningful partnership with experts in the housing field and build a longer lasting relationship and help to build capacity and knowledge within SCR whilst also developing some fresh ideas and perspectives.

This approach was endorsed by the Board.

It was also noted conversations have been held with senior representatives at Homes England to strengthen relationships with SCR and engage their expertise more directly to support this work.

RESOLVED, that the Board:

1. Notes the focus of the work to date and the types of questions and issues that could be explored as part of the housing review.
2. Notes the contribution that Homes England and other stakeholders could play as these issues are investigated.

Note the intended timeframe and approach for taking this work forward.

9 **Forward Plan 2019/20**

Presented for information.

Suggestions for additional items were invited.

10 **Any Other Business**

None.

In accordance with Combined Authority's Constitution/Terms of Reference for the Board, Board decisions need to be ratified by the Head of Paid Services (or their nominee) in consultation with the Chair of the Board. Accordingly, the undersigned has consulted with the Chair and hereby ratifies the decisions set out in the above minutes.

Signed _____
Name _____
Position _____
Date _____

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HOUSING BOARD
24th OCTOBER 2019
STRATEGIC ECONOMIC PLAN

Purpose of Report

This paper provides Board members with an update following the discussion at the last LEP Board which provided a steer on the vision and objectives for the emerging Strategic Economic Plan.

Members will be provided with an update on the vision, objectives and draft outcomes and emerging broad policy areas. The appendix provides an early view of the draft and informs a discussion of priorities for the economic plan.

Thematic Priority

This paper links to all thematic priorities and the eventual outputs will shape the thematic priorities in the future.

Freedom of Information

This paper will be made available under the MCA transparency scheme

Recommendations

The Board is asked to:

- Note the revised vision and objectives agreed by the LEP (9th September 2019)
- Discuss the draft outcomes and emerging broad policies, and provide their input for the development of these in the draft SEP.

1. Introduction

- 1.1** The City Region is developing a new Economic Strategy for the region. The Strategic Economic Plan (SEP) will be a single overarching strategy which will set out the wider socio-economic aspirations and inclusive priorities for SCR over the medium to long term. This paper provides an update on the process and discussion of the vision, objectives and action areas proposed.

2. Proposal and justification

- 2.1** Following a presentation of the economic evidence base, the strategy development process has revised vision, objectives and broad policy areas following feedback from the LEP and thematic boards. The work to date will be presented to get further feedback and stimulate discussion on the future policy direction and priority areas for SCR and where the LEP/MCA can add most value/impact.

- 2.2** Board Members are invited to note the revised vision, objectives, discuss the draft outcomes and emerging broad policies, and provide their input for the development of these in the draft SEP.
- 2.3** An early draft economic strategy is attached to this paper to facilitate discussion. Members will receive a presentation at the Board to explain the elements.
- 2.4** The emerging vision is focused on our “People” (all who live, work or visit SCR) and as such has been agreed as:

A growing, inclusive, & sustainable economy playing an ever-increasing role in future UK prosperity.

- 2.5** Innovation and creativity underpin the strategy and will drive how SCR design policy and what is delivered. Innovation is a process that delivers added value and change. However, the field of innovation is very broad. The ability to develop, commercialise and adopt new ideas is a priority for all high-performing organizations and places. Intense global competition and technological development have made innovation a source of competitive advantage. It is a primary reason economic growth may occur in one area and not another.
- 2.6** The strategic objectives in the SEP are framed around “Inclusion”, “Growth” and “Sustainability”:
- **Inclusion** reflects the realisation that economic growth is not beneficial unless all people have a fair opportunity to contribute and benefit from it.
 - **Growth** reflects the need to drive up prosperity by lifting productivity to improve the wellbeing of our people and businesses.
 - **Sustainability** (or rather environmental sustainability) reflects the urgent need to address concerning climatic and environmental challenges and create sustainable and attractive places for our people and businesses to thrive.

The draft business objectives link the above to our thematic areas, reflecting the current structure of the LEP boards. The work to date has highlighted a systemic approach and as such, the objectives link across to the vision and thus the strategic objectives.

- 2.7** A set of policies are proposed as ways in which the LEP and partners can make interventions to drive economic prosperity. The policy areas reflect a need for focused intervention but also to take account of the broadening agenda for LEPs.

3. Consideration of alternative approaches

- 3.1** There are no viable alternative propositions as the LEP/MCA has empowered the Thematic Boards to:
- Contribute to future policy development and priorities
 - Develop new programmes;

4. Implications

- 4.1 Financial**
There are no financial implications to this paper.
- 4.2 Legal**
There are no legal implications to this paper.

4.3 Risk Management

Through the development of programmes, appropriate risk measures will be put in place in line with the SCR Risk Management Programme.

4.4 Equality, Diversity and Social Inclusion

Inclusive growth is central to the agenda and the strategy considers all aspects of society to understand where opportunities are not available or where particular barriers are preventing residents from accessing opportunities. Further consideration of inclusion will occur through review from Sheffield Hallam's Centre for Regional Economic and Social Research.

5. Communications

- 5.1** All propositions developed by Thematic Boards to support the SEP / LIS will be communicated to and subject to agreement by the LEP / MCA to adopt the new policy. A communications plan underpins the work to develop the SEP and the LIS and specific work resulting from this. The SCR Corporate Communications plan will reflect agreed LEP, Mayoral and MCA priorities.

6. Appendices/Annexes

- 6.1** Appendix 1 – SEP Draft

REPORT AUTHOR	Jonathan Guest
POST	Senior Economic Policy Manager
Officer responsible	Felix Kumi-Ampofo
Organisation	Sheffield City Region
Email	Felix.Kumi-Ampofo@Sheffieldcityregion.org.uk
Telephone	T: 0114 220 3416

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:

- Strategic Economic Plan Evidence Base – 2019 (Summary Evidence Pack) and other relevant documents available on the website: <https://sheffieldcityregion.org.uk/explore/resources/>

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STRATEGIC ECONOMIC PLAN

Sheffield
City Region

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1. Vision
2. Successes
3. Lessons
4. Challenges and opportunities
5. Strategic Ambitions: 2040
6. Focus upon people
7. Delivering transformational change
8. Priorities:
 - Business growth,
 - Skills and employment,
 - Connectivity and infrastructure,
 - Quality of place

VISION

1. VISION

A growing, inclusive, and sustainable economy playing an ever-increasing role in future UK prosperity

– Focus on inclusion and people

- Whilst productivity has increased through the delivery of the first SEP, not everyone has benefited with pockets of deprivation, high unemployment and low skills/pay. This SEP needs to bring everyone along together and avoid leaving any individuals or communities behind

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Growth

- SCR is on track to meet many of the ambitions in the first SEP, but is performing less well than most other LEPs and the UK in economic performance. This SEP aims to achieve a step change in growth punching above its weight both nationally and globally through an innovation furnace that builds on its legacy and capitalises upon current and future opportunities

– Sustainability

- Climate change is happening and requires a major change in how we live, work and play. This SEP will help SCR transform to a low carbon economy, build its resilience to climate change and create sustainable places that improve the quality of place whilst maintaining local distinctiveness

PROGRESS TO DATE

2. SUCCESSES

- Exceeding performance anticipated in previous SEP
 - GVA growth has been twice as fast as planned, hitting the target of £35bn six years ahead of schedule, progress towards the job creation target is four years ahead of schedule, number of new businesses created has almost hit its 2024 target already
- Strong manufacturing industry and growing business base
 - More businesses since 2011 and a higher proportion of high growth businesses in SCR compared to other areas.
 - Manufacturing makes up a bigger proportion of the economy (12.1% of employment base) and is growing at a faster rate than the UK average
 - Global reputation for high precision engineering and high quality design - world-leading manufacturing and engineering companies: Rolls-Royce, Tata Steel, Siemens VAI, McLaren

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Academic research and R&D strengths

- Several areas of academic specialisation (e.g. health, metal and materials-related, engineering)
- Industry-leading examples of technical education delivery (e.g. UTCs); and private sector engagement with universities driving innovation.
- Strengths in nationally supported sectors including digital
 - High growth sectors (e.g. professional services, scientific & technical activities) becoming more embedded with almost 1,500 more firms in professional, scientific and technical sub-sector between 2011-2017.
 - The digital sector contains a group of high productivity, relatively high growth businesses with growth in productivity of 150% between 1997 and 2015
- Local, national and international connectivity
 - Geographically well-connected with recent local upgrades
 - Doncaster Sheffield airport integrated logistics hub
- Availability of affordable housing and valuable natural capital
 - Standard of living higher for middle-high earners than other northern cities

3. LESSONS

- Absolute GVA has increased since the first SEP was launched but UK gap remains the same. Productivity gap has widened.
- SCR needs economic not just productivity growth i.e. more jobs and more high skilled jobs

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Skills requirements of Industry 4.0 – need to respond, quickly;

- Mismatch in workforce supply and demand exacerbated by decreasing levels of age population participating in learning and training, and lack of progress in addressing education progression
- Levels of digital exclusion exceed the UK averages with Barnsley, Doncaster and Bolsover amongst the worst in the country
- Increasing recognition of the importance of places
 - Access to skilled workers, supply chain networks and supporting institutions crucial for investment. SCR's strength of place and its locational economic advantages can be packaged into a compelling proposition.

4. CHALLENGES AND OPPORTUNITIES

Challenges	Opportunities
<p data-bbox="92 654 131 773">Page 26</p> <ul style="list-style-type: none">• Low levels of productivity, innovation, entrepreneurship and R&D investment compared to other areas.• Several low productivity sectors are strong and dominating industries are predicted to decline.• Higher proportion than England average with no qualifications, lower proportion with higher skills and lower educational attainment• Low wage/skills industry dominates (1/3 of all employees, average wage 11% lower than England average) with the potential for employment to be replaced by automation• Hotspots of deprivation with poor health outcomes and high unemployment• Certain population groups remain disengaged from the labour market, for example ethnic minorities and female employees.• International trade and challenges with existing markets• Graduate retention issues.• Varied quality of living environment with polarised housing market• Digital and transport connectivity issues.• Poor air quality.• Climate change and potential for more frequent extreme weather events	<ul style="list-style-type: none">• Move into emerging industries (e.g. digital)• Better locally embed some sectors e.g. construction, transport, professional services and health• Build on academic excellence and links between academia and industry• Opportunities for new international markets• Potential for integrated logistics hub• Potential to build a higher standard of living for middle earners• Climate change and potential opportunities from transforming to a low carbon economy

STRATEGIC AMBITIONS

5. STRATEGIC AMBITIONS - 2040

– GROWTH

- GVA and productivity growth will have increased to exceed the UK average with SCR's strengths achieving global excellence and recognition providing improved prosperity for people.

– INCLUSION

- All of SCR's people will have the opportunity to benefit from economic growth and access to education, training, jobs and services.

– SUSTAINABILITY

- SCR will be recognised and celebrated for its high quality, low carbon environment and distinctive quality places including access to green space, connectivity, housing and resilience to current and future climate threats

6. FOCUS UPON PEOPLE

- **People** start businesses, make decisions, research, up-skill, innovate, care and create opportunities.
- An increasing number of economic strategies are focused on “**People**”, showing a recognition of the most important driver of economic transformation:
 - Medellin in Colombia - Participation
 - Greater Manchester - GM’s public services.
- People will **be able to access more opportunities, be more prosperous, and enjoy the places they live, work and play in and interact with.**

7. DELIVERING TRANSFORMATIONAL CHANGE

Innovation

- **A shared pervading ethos:** all stakeholders working together to identify and exploit opportunities to innovate across SCR's economy, places and communities
- **Combined with disciplined approaches:** using, refining and continuously improving best practice for driving forward innovation, so innovation becomes our 'first nature'

Creativity

- **Daring to be different:** effective creative relationships generating new and novel opportunities via knowledge 'fusion' and cross-agency/sector/place collaboration, creating a broad and powerful culture
- **Active cross-overs:** increased creativity will create pervasive benefits both for innovation by business and social enterprises/non-profit activities contributing to a powerful local ecosystem

7.1 SPATIAL CONTEXT *(CURRENTLY BEING WORKED UP WITH LAs)*

Barnsley:

Barnsley's local distinctiveness stems from its historical character and culture, including its settlements and architecture. Barnsley's location means it is ideally placed to support sustainable economic growth and the sectors which will drive forward the regional economy. Barnsley future economy is evolving from the industrial past, adapting to economic change and meeting future needs.

Doncaster:

Doncaster is a metropolitan borough located in the heart of England. We have innovative businesses across a range of sectors, hard-working employees, an expanding skills sector, world class connectivity and a growing cultural scene. We have a great platform of success to build upon, and we are ready to go further and faster.

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Sheffield:

Sheffield is the core city at the heart of the Sheffield City Region and is a creative, inventive and energetic city. It is one of the UK's major city economies with internationally recognised, leading edge talents in manufacturing, engineering and design. The city will be known for its distinctive and high performing sectors.

Rotherham:

Rotherham is one of the most enterprising places in Britain and we will make Rotherham the go to place to start or grow a business, where entrepreneurs will flourish. World class businesses are already located in Rotherham alongside many home grown firms with world class reputations.

STRATEGIC PRIORITIES FOR DELIVERY

8. PRIORITIES FOR DELIVERY

Priority areas through which the identified challenges and opportunities will be address to achieve the overall vision:

– Business Growth

- Driving innovation and creativity to create the enabling conditions which will grow productivity, R&D investment, scale-ups, trade and exports to grow the economy and improve the well being of people.

– Skills and Employment

- Transforming the skills base at all levels, increasing employment particularly skilled, well-paid employment to deliver prosperity

– Connectivity and Infrastructure

- Digital and sustainable transport infrastructure and clean energy to transform to a low carbon economy

– Quality of place

- Quality built and natural environments in distinctive places, local culture and sport, access to green space and services supporting positive health and wellbeing outcomes

8.1 BUSINESS GROWTH

- Objective

- Business-driven investment in innovation, combined with academic-business R&D partnerships and open innovation consortia for key supply chains, will significantly increase R&D investment - assisting the transition to a highly productive economy by 2030

- Outcomes

- Economic and productivity growth
- Increased investment in R&D
- Skilled worker retention
- Increased exports
- Improved business and employment density

8.2 SKILLS AND EMPLOYMENT

- Objective

- By 2030 education and skill levels will lead to increased and higher paid employment, through focused interventions from school age through to adult education, leading to an increase in economic activity at all skill levels across SCR

- Outcomes

- Improvement in qualification levels in population
- Improved wage levels
- Higher share of higher-level occupations in labour market
- Better education progression and attainment rates
- Reduction in benefit claimant rates

8.3 CONNECTIVITY AND INFRASTRUCTURE

- Objective

- Transform connectivity and transition to a low carbon economy by improving sustainable transport, digital coverage and sustainable energy ensuring that everyone can access education, employment, leisure, health and other services and amenities within a clean energy environment by 2030

- Outcomes

- Reduction in car travel
- Increase active and public travel
- 5G and full fibre coverage
- Reduction in emissions

8.4 QUALITY OF PLACE

- Objective

- By 2030 SCR's cities, towns and rural areas will be recognised for their quality built and natural environments in distinctive places, with access to local culture and sport, green space and services supporting positive health and wellbeing outcomes

- Outcomes

- Reduced fuel poverty and homelessness rates
- Improved housing energy efficiency
- Improved urban centre vitality
- Improved air quality
- Enhanced natural capital
- Higher cultural and sport participation
- Improved visitor numbers

HOW OUR PRIORITIES INTERRELATE

Inputs ↓	Outputs →	Business growth	Skills and employment	Connectivity and Infrastructure	Quality of place
Business growth			Growing businesses employ more people and provide demand for skills	Business growth in these areas enhances connectivity	Increases local buying power that helps to sustain local places
Skills and employment	Improved skills enable business growth			Improved skills enable growth in digital, energy and transport sectors	Increases local buying power that helps to sustain local places
Connectivity	Digital and transport connectivity and transformation to low carbon economy supports business growth		Connectivity provides opportunities to access skills and employment and growth in this area provides skills and employment opportunities		Improved connectivity enhances local places and facilitates more balanced housing markets
Quality of place	Quality places provide business advantage and attract high skilled workers, resilient business premises support growth		Growth in this area provides skills and employment opportunities, resilient skills institutions employment premises sustain skills and employment growth	Low carbon energy developments facilitate new transport opportunities, green infrastructure contributes to active travel, resilient infrastructure keeps SCR running	

METRICS

METRICS (1/2)

Theme	Indicator / aim	Data source
Overall	Productivity & GVA Growth	ONS GVA & Productivity Estimates
	Earnings Growth	ONS ASHE
	Carbon Emissions	TBC (ONS)
Connectivity and Infrastructure	Public transport usage	Annual cordon counts
	Car usage is falling	DfT car miles data
	Active travel mode share	Census
	5g and FF Broadband coverage	DCMS & Ofcom
Skills & employment	Employment growth	ONS
	Proportion of employees on low earnings	Annual Population Survey
	Proportion of employees in managerial professional occupations	Annual Population Survey
	Proportion of working-age population at NVQ3 and above	DfE admin data
	'Attainment 8' scores	DfE admin data
	Proportion of workless households	Annual Population Survey
	Out-of-work benefits claimant rate	DWP Longitudinal Study

METRICS (2/2)

Theme	Indicator / aim	Data source
Quality of place	Domestic energy efficiency: proportion of EPC C rated homes	MHCLG domestic EPC register
	Air quality: no. designated Air Quality Management Areas (AQMAs)	Defra
	Participation in cultural activity	Active Lives Survey
	CO2 emissions	(tbc)
	Neighbourhood deprivation	Index of Multiple Deprivation
	Fuel poverty rate	BEIS sub-regional fuel poverty statistics
	Index of private rental costs	VOA admin data
	House price to earnings ratio	ONS combined data
	Statutory homelessness	Local Authority admin data
Business Growth	Labour productivity	ONS
	GVA growth per capita	ONS National Accounts
	Business birth and survival	HMRC admin data
	Highly Skilled People in Labour Market (& Graduate retention)	Annual Population Survey (& DLHE survey)
	R&D investment	BERD Survey (tbc)

HOUSING BOARD**24th OCTOBER 2019****LGF PROJECT APPROVALS****Purpose of Report**

In line with the Sheffield City Region Single Assurance Framework two projects seeking LGF funding as part of the Housing Fund have been considered by the Sheffield City Region Appraisal Panel and recommended for the Housing Board's approval (Bradwell 12), and endorsement of the recommendation to approve by the Mayoral Combined Authority (Rotherham Town Centre).

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 consider and approve:

1. Bradwell 12 to full approval and award of £270k grant to Peak District Rural Housing Association (PDRHA) from the Local Growth Fund subject to the conditions set out in the Appraisal Panel Summary Table attached at Appendix 1.
2. Delegated Authority to the Head of Paid of Service, in conjunction with the Section 73 and the Monitoring Officer, to enter into the contractual arrangements required as a result of the above approval.

The Board is asked to endorse:

3. Progression of Rotherham Town Centre to the MCA for a decision on the award of £3.917m grant. A summary of the assessment is set out in the Appraisal Panel Summary table attached at Appendix 2.

1. Introduction

- 1.1 In line with the Sheffield City Region Single Assurance Framework these projects have been through a process of technical Appraisal and consideration by a Panel of Officers representing the SCR Statutory Officers. The outcome of this process is the recommendation presented to the Housing Board for funding approval for the Bradwell 12 scheme under the Board's delegations, and endorsement of the recommendation for funding approval for the Rotherham Town Centre scheme by the MCA.

2. Proposal and justification

2.1 Bradwell 12

The Bradwell 12 scheme involves the purchase and refurbishment of 12 rented houses in Bradwell. The houses were built in the 1950s for workers at the neighbouring engineering works. Twelve local rental properties are available for purchase and the applicant aims to ensure that the stock remains affordable rented housing in perpetuity.

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.

The application is for £270,000 LGF Housing Fund and is brought forward by the Peak District Rural Housing Association (PDRHA). Total project costs are £2,132,800 with match funding coming from a bank loan, Derbyshire Dales District Council and Homes England.

Assurance Framework

The technical Appraisal Team has scrutinised the business case documents submitted by the scheme promoter to ensure completeness and test the responses to each of the 5 cases (Strategic, Economic, Financial, Management and Commercial).

The Appraisal Panel Summary is set out in Appendix 1. The project will safeguard existing properties as affordable homes. This results in welfare benefits and distributional impacts which equates to a benefit cost ratio of 1.9. For a rural scheme of this nature, this is considered acceptable value for money.

The Appraisal Panel recommends the approval of the Housing Board's endorsement of 270k of LGF grant to RMBC subject to conditions set out in Appendix 1.

2.2 Rotherham Town Centre

This scheme is led by Rotherham Metropolitan Borough Council across three brownfield sites (Sheffield Road, Millfold house and Henley's Garage), which aim to deliver 171 high quality homes of mixed type and tenure (28% Market Sale, 18% Shared Ownership, 54% Affordable Rent). This initial scheme aims to kickstart the development of up to 2,000 new homes in Rotherham town centre as envisaged in the adopted Town Centre Masterplan.

Due to local market values, SCR gap funding is required to cover abnormal costs, including flood mitigation, non-standard foundations, site clearance and demolition. The SCR funding will deliver three remediated sites, removing physical barriers to development which will enable the building of the housing units.

Alongside the £3.917m from the LGF Housing Fund, the Council are investing £20.468m and £5.965m is requested from Homes England. Planning permissions and other funding is scheduled to be secured in October and November 2019.

Assurance Framework

The technical Appraisal Team has scrutinised the business case documents submitted by the scheme promoter to ensure completeness and test the responses to each of the 5 cases (Strategic, Economic, Financial, Management and Commercial).

The Assurance view is that the scheme has significant welfare benefits with 72% of the homes being affordable. The project has a BCR of 3.4 and so represents acceptable value for money.

The project has identified considerable delivery risks which includes securing match funding and obtaining planning approval. It is recommended that these are sought and obtained prior to contract execution.

The LEP are currently undertaking a review of all LGF projects with a view to project prioritisation. It should be noted that this project is still subject to a decision by the LEP on the 4th of November to include the Rotherham Town Centre project on the LGF pipeline for future funding. If selected at the LEP meeting on the 4th of November, the project will go forward for a funding award decision at the MCA on the 18th of November.

As the funding requested is over £2m, the approval needs to be determined by the MCA. The Housing Board is asked to endorse the Appraisal Panels' recommendation of approval for £3.917m of LGF grant to RMBC subject to conditions set out in Appendix 2.

3. Consideration of alternative approaches

- 3.1** Alternative approaches including do nothing and do less were considered as part of the options appraisal in the Economic Case of the FBC, all of which were not viable alternatives or would negatively impact the value for money of the project.

4. Implications

4.1 Financial

Financial implications have been fully considered by a representative of the s73 officer and included in the Appraisal Summaries agreed by the Appraisal Panel as presented in Appendices 1 and 2.

4.2 Legal

Legal implications have been fully considered by a representative of the Monitoring officer and are included in the Appraisal Summaries agreed by the Appraisal Panel as presented in Appendices 1 and 2.

4.3 Risk Management

Risk management is a key requirement of all submissions and is incorporated into the FBC submissions. Where weaknesses have been identified in the FBC in terms of risk management, further work to capture and mitigate these risks is included as suggested conditions in the Appraisal Panel summary sheets.

4.4 Equality, Diversity and Social Inclusion

None as a result of this report.

5. Communications

- 5.1** The business case for these LGF schemes presents opportunities for positive communications; officers from the SCR Executive Team will work with the relevant local authority officers on joint communications activity at the appropriate time.

6. Appendices/Annexes

6.1 Appendix 1: Appraisal Panel Summary Bradwell 12
Appendix 2: Appraisal Panel Summary Rotherham Town Centre

REPORT AUTHOR	Carl Howard
POST	Senior Programme Manager
Officer responsible	Ruth Adams
Organisation	Sheffield City Region
Email	Ruth.Adams@sheffieldcityregion.org.uk
Telephone	0114 2203442

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:

Appraisal Panel Summary

Scheme Details

Project Name	Bradwell 12		
Grant Recipient	Peak District Rural Housing Association		
SCR Executive Board	Housing	SCR Funding	£270,000
% SCR Allocation	12.7%	Total Scheme Cost	£2,132,800

Appraisal Summary

Project Description
<p>This project involves the purchase and refurbishment of 12 rented houses in Bradwell. The houses were built in the 1950s for workers at the neighbouring engineering works. Several other nearby houses owned by the company have been sold. Twelve local rental properties are still owned by the company and are occupied by local families, but there are plans to sell them, with a private company interested.</p> <p>Bradwell Community Land Trust (CLT) wish to ensure that the current tenants do not lose their homes and that this stock of affordable rented housing remains in the village to serve the needs of this vibrant community.</p>
Strategic Case
<p>While the project does not deliver any net new housing units, it will safeguard 12 affordable homes in the rural village of Bradwell, which would otherwise be lost for sale on the open market and be unaffordable to local people on low incomes.</p> <p>Safeguarding these affordable homes by transferring ownership of the freehold to Bradwell CLT will ensure that residents on low incomes, can continue to afford to live in the village. This in turn will help sustain a local workforce to support the ongoing viability of local industries such as tourism, the aggregates factories and local fluorspar mines in the surrounding area.</p> <p>The scheme is located in Derbyshire Dales, an area of high house prices and a shortage of affordable homes to rent. The delivery of affordable housing for local people is highlighted as 1 of 3 key priorities in the Council's Corporate Plan 2015-19.</p>
Value for Money
<p>Although the project does not deliver any net additional housing units, by safeguarding the properties as affordable homes, this results in welfare benefits including health (reduced overcrowding/rough sleeping) and distributional impacts.</p> <p>The Net Present Value of these welfare benefits equates to £512,783 compared to the costs of the scheme (£270,000). Thus, the scheme will deliver a Benefit Cost Ratio of 1.9 which is acceptable value for money for a rural scheme of this nature.</p>
Risk
<p>Risks identified by the applicant, include:</p> <ol style="list-style-type: none"> 1. Owner reneges on agreement to sell 2. Grant funders fail to contribute 3. Cost of repairs exceeds estimates <p>Risks 1 and 2 are both potential "showstoppers", but would not result in any loss of funds to SCR. Risk 3 appears to have been appropriately costed, including some contingency budget (5%); however, Peak</p>

District Rural Housing Association (PDRHA) have confirmed that any costs overruns would be covered by them and there would be no further ask of SCR.

Delivery

Limited information has been provided to confirm how this project will be managed. However, this is not a complex undertaking and consists of the purchase and minor refurbishment of 12 properties. Key delivery milestones, costings and timescales have been provided. It is therefore considered that the level of detail provided is proportionate given the scale and complexity of the project.

Legal

The applicant has made a case that the grant is lawful aid as being aid to compensate an undertaking entrusted with the operation of an SGEI (in this case social housing). The applicant should ensure they have a robust analysis of the costs incurred in the development and the costs to be incurred in managing the properties over a reference period compared to the total receipts from sales/rents and other grants over the reference period to justify SCR funding is required.

Recommendation and Conditions

Recommendation	Full grant award
Payment Basis	Payment on defrayal

Conditions of Award (including clawback clauses)

The following conditions must be satisfied before contract execution.

1. Submission of evidence that all necessary PDRHA internal approvals are in place.
2. That a comprehensive State Aid advice, from a solicitor, is submitted.
3. Agreement that a clause stating that use of the asset should remain as set out in the FBC for a minimum 10-year period after completion of the project, to be included in Funding Agreement.
4. Agreement that suitable overage clauses are included in the Funding Agreement
5. All required statutory consents including all planning enquiries must be satisfied.

These conditions must be met by 25th November 2019

The following conditions must be satisfied before drawdown of funding.

6. Confirmation that viable options are in place to ensure successful project completion even if costs exceed current estimate.

The following conditions must be included in the contract

7. Clawback will be applied proportionately on the outputs (12 units refurbished and remaining affordable for a minimum of 10 years).

Record of Recommendation, Endorsement and Approval

Project Name

Appraisal Panel Recommendation		Board Endorsement		MCA Approval	
Date of Meeting		Date of Meeting		Date of Meeting	
Head of Paid Service or Delegate	Ruth Adams Deputy CEX	Endorsing Officer (Board Chair)		Approving Officer (Chair)	
Signature		Signature		Signature	
Date		Date		Date	
Statutory Finance Officer or Delegate	Simon Tompkins Finance Manager	Statutory Finance Officer Approval			
Signature					
Date					
Monitoring Officer or Delegate	Steve Davenport SCR CA Solicitor				
Signature					
Date		Name:		Signature:	
		Date:			

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Appraisal Panel Summary

Scheme Details

Project Name	Rotherham Town Centre 3 Sites		
Grant Recipient	Rotherham Metropolitan Borough Council		
SCR Executive Board	Housing	SCR Funding	£3.917m
% SCR Allocation	13%	Total Scheme Cost	£30.368m

Appraisal Summary

Project Description
<p>This Council-led scheme, across three Council-owned brownfield sites, will deliver 171 homes of mixed type and tenure (28% Market Sale, 18% Shared Ownership, 54% Affordable Rent).</p> <p>Due to local market values, SCR gap funding is required to cover abnormal costs, including, but not limited to flood mitigation, attenuation, non-standard foundations, site clearance and demolition plus design requirements of the adopted Town Centre Masterplan. SCR funding will deliver fully remediated sites, removing physical barriers to development.</p>
Strategic Case
<p>The project will see the remediation of three brownfield sites, located within Rotherham Town Centre. The project will provide 19% of the overall identified annual housing need within Rotherham and 52% of the identified annual need for affordable homes, as set out in Rotherham's 2015 Strategic Housing Market Assessment.</p> <p>The total scheme cost is greater than the value of the scheme. As set out in the business case, the Council is proposing to deploy significant resources from its Housing Revenue Account. Ordinarily, the Council would aim to achieve at least a neutral NPV over 40 years, but this scheme delivers a negative NPV of -£6.7m. This means that 22% of the proposed funding is sourced from RMBC's HRA subsidy. The Council is willing to commit this level of funding because of the strategic importance of the scheme to the regeneration of the town centre. However, the need to avoid cross-subsidy of sale units by rented units, which is not permitted under HRA accounting rules, places limits on the extent of HRA funding that can be spent on this scheme.</p>
Value for Money
<p>The project will deliver 171 net units, of which 72% will be affordable. The high proportion of affordable homes means that in addition to the land value uplift, the project has significant welfare benefits, including health (e.g. reduced overcrowding / rough sleeping) and distributional benefits.</p> <p>The project has a BCR of 3.4 and an NPV of £7.37m, and therefore provides good value for money.</p>
Risk
<p>Key risks have been evaluated and mitigation measures identified. The key risk of relevant to SCR is the 'potential for cost increases', as SCR are being asked to fund the remediation of brownfield, which has inherent uncertainty. This is identified as medium probability with medium impact. However, ground investigation reports for each of the sites have been produced and the stated costs are actual prices provided by the contractor, who will be undertaking the works, and will subject to scrutiny by Gleeds. The applicant has also confirmed that any cost increases in relation to remediation will be borne by them and the contractor. This should be a condition of LGF award. The risk therefore appears to have been adequately managed.</p>

Risks in relation to funding, from Homes England (not yet applied for) and RMBC, are also identified. Furthermore, planning approval is still outstanding. These make the timescales for a Q4, 2019/20 start on site are potentially tight.

It is recommended both funding sources and planning permission are confirmed prior to contract execution.

Delivery

A dedicated Housing Development Co-ordinator will lead on the project. There is also dedicated Finance, Planning, Legal and Asset Management support, paid for through the HRA and integrated via Prince2 project management methodologies.

In addition, the applicant has employed Gleeds as Employer's Agent, contributing the necessary project and cost management skills and assisting the applicant in managing its relationship with the contractor.

A dedicated Town Centre Board, including the Chief Executive and Cabinet Members for Housing and for Jobs & Economy, will provide governance and strategic oversight of the project as it moves forward.

Milestones are clearly mapped out and procurement of the main contractor complete.

Legal

External legal advice has been obtained from Weightmans Solicitors. It argues that as RMBC are a public body undertaking its public duties then the project is not aid. They have proposed an overage clause where any potential profits are returned to safeguard this position.

Recommendation and Conditions

Recommendation	Full grant award
Payment Basis	Payment on defrayal
Conditions of Award (including clawback clauses)	

The following conditions must be satisfied before contract execution.

1. Formal confirmation of all other funding approvals required to deliver the project.
2. All required statutory consents including all planning conditions must be satisfied.
3. Submission of evidence of Board approval for the scheme.
4. Confirmation that the profiled 2019/20 LGF spend can be defrayed in year, as SCR is unable to guarantee that this will be reprofiled beyond year end, and/or that SHC will cover any additional works from alternate sources.
5. Agree detailed schedule of inclusive growth indicators and targets (e.g. % of [previously unemployed] locals offered permanent contracts and apprenticeships, mentoring and school engagement and engagement with the local supply chain) to ensure the project delivers wider socio-economic benefits and that these can be captured, monitored and reported.

The conditions above should be fully satisfied by 18th December 2019. Failure to do so could lead to the withdrawal of approval.

The following conditions must be satisfied before drawdown of funding.

6. Formal confirmation of commitment to address any cost overruns without unduly compromising project outputs and outcomes.

The following conditions must be included in the contract

7. Clawback will be applied proportionately on the outputs (171 units created, 123 of these remaining affordable (31 Shared Ownership, 92 Affordable Rent) for a minimum of 10 years).
8. Overage clause required to repay an appropriate element of grant funding in the event that the project makes a profit.

Record of Recommendation, Endorsement and Approval

Project Name

Appraisal Panel Recommendation		Board Endorsement		MCA Approval	
Date of Meeting		Date of Meeting		Date of Meeting	
Head of Paid Service or Delegate	Ruth Adams Deputy CEX	Endorsing Officer (Board Chair)		Approving Officer (Chair)	
Signature		Signature		Signature	
Date		Date		Date	
S73 Officer or Delegate	Simon Tompkins Finance Manager	Statutory Finance Officer Approval Name: Signature: Date:			
Signature					
Date					
Monitoring Officer or Delegate	Steve Davenport SCR CA Solicitor				
Signature					
Date					

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HOUSING BOARD
24th OCTOBER 2019
PERFORMANCE DASHBOARD

Purpose of Report

This paper and accompanying performance dashboards provide board members with up to date performance information on all Housing Fund programmes delivered on behalf of the LEP and MCA

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. Scrutinise the performance information provided in order to identify future performance deep-dives or significant areas of risk;
2. Review the format and detail of information to inform future iterations of the dashboard.

1. Introduction

1.1 Performance dashboards for the Housing Programme of the LEP and MCA are attached for members to review

- Local Growth Fund (LGF) - Housing Fund - **Appendix 1**
- One Public Estate (OPE) - **Appendix 2**

2. Proposal and justification

2.1 The following is a summary of performance by programme

2.2 LGF Housing Fund

Further programme detail is provided in **Appendix 1a**
A full performance dashboard is provided at **Appendix 1b**

The LGF Pilot Housing Fund was established in March 2017 with up to £10m agreed by the Combined Authority. Its aim is to contribute to housing growth through enabling/unlocking sites and accelerating delivery. The Housing Fund aims to contribute towards the SEP target of 14,000 homes unlocked. Housing Fund outputs and outcomes are brought forward from individual Housing Fund schemes where they are assessed for value for money.

Performance Summary

Current performance against profiled outputs and outcomes are:

Outputs	Target	Actual
Jobs Created:	70	0
Housing Units Completed	715	25
Surface area of land reclaimed (hectares)	8	0

Management Action

As part of the LEP review of the LGF Pipeline, scrutiny of the housing pipeline is being undertaken to assess deliverability. Nearly six million pounds of funding remains in the pipeline for Housing Fund schemes (not taking account of the potential funding approvals which are the subject of Agenda Item 8).

At this late stage of LGF Programme delivery, concern is growing for the ability to deliver all projects which are not yet in contract. Two projects are approved awaiting contract with one not yet able to finalise the funding package for the entire development satisfactorily and the other recently been refused planning permission for part of the scheme. Continued close working is taking place with these projects with a view to resolving issues and finalising a funding agreement.

Projects are also concluding a self-evaluation, the outcome of which is to be discussed at the LEP Board in November 2019.

2.3 One Public Estate (OPE)

Further programme detail is provided in **Appendix 2a**
A full performance dashboard is provided at **Appendix 2b**

The One Public Estate programme is a national programme delivered in partnership by the Local Government Association and the Office of Government Property (OGP) within the Cabinet Office. It provides revenue funding for the early scoping stages of a project or the development of strategies or asset reviews to accelerate the development of ambitious property focussed programmes in collaboration with other public sector partners. Sheffield City Region has secured around £900,000 of revenue funding through

several OPE bidding rounds which is being utilised against 11 projects (comprising 19 sub-projects in total).

The (indirect) outputs agreed with government are:

Outputs	Target	Actual
Jobs Created	876	0
Housing Units	539	32
Local/Central Govt Capital Receipts	£15.2m	£295,000
Land released for housing (hectares)	17.07	0
Reduced Running Costs	£27.7m	£871,000

Performance summary

All 900k OPE funding is fully committed and project activity saw a significant upturn during 2018/19, with nine of the nineteen sub-projects completed and a further seven on track to deliver on schedule. Remedial measures are being put in place for the other three sub-projects to bring them back on track. A summary of individual strands of activity and progress is attached:

Project	Outcome	Status
Health Partnerships Mexborough, Doncaster Ryegate Hospital, Sheffield Keresforth, Barnsley	Estate Strategy Masterplan Options Appraisal Masterplan	Complete On track On track Complete
Fulwood House, Sheffield	Outline Business Case Full Business Case	Complete On track
Darnall, Sheffield Bentley, Doncaster	Locality Asset Review Locality Asset Review	Complete Ongoing – slipped, remedial action in place
Worksop, Bassetlaw	Locality Asset Review	Complete
Rotherham Town Centre	Purchase of magistrate's court	Complete
Strategic Vision	SCR Estate Transformation Strategy	Complete and informing partnership assets joint working
Housing Delivery	Rothwell Grange Copeland Lodge	On track Ongoing – slipped, remedial action in place
Place Based Transformation	Site Investigations York Road Tender Swinton Tender Netherfield Court Harworth Masterplan	Complete Complete On track On track On track
Storage & Archiving		On track

Therefore, significant delivery of activity is continuing during 2019/20. In 2019 a review of the programme took place between Cabinet Office and SCR. During the process a number of the outputs originally proposed were revised, however one project, the Estate Transformation Strategy is still subject to review. This project accounts for the majority of the indirect outputs reported and any future changes will significantly affect these longer-term output achievements of the programme.

A recent exercise has concluded which has agreed revised outputs with Cabinet Office, with the updated targets presented in the dashboard. Outputs have recently begun to be reported at the end of 2018/19.

Where contracted scheme specific targets are behind profile, enhanced monitoring will be implemented, and appropriate remedial action agreed.

For projects with remedial action in place, the locality asset review for Bentley was not originally delivered but is now underway. Copeland Lodge has underspent but the underspend is now allocated against delivering alternative Housing Delivery / Place Based Transformation projects.

3. Consideration of alternative approaches

- 3.1** Members can shape how the dashboard looks and the data and information included to fulfil their remit for performance management.

4. Implications

4.1 Financial

LGF allocations must be spent by March 2021, therefore all approved projects which enter into contract are monitored closely to ensure any potential underclaims are mitigated to prevent loss of funding to the programme and the scheme promoter.

4.2 Legal

Funding Agreements are in place for all projects/programmes where the MCA is the accountable body, and where appropriate they include payment clauses linked to performance.

4.3 Risk Management

Risks on all projects are recorded in a project Risk Register and mitigation actions are reviewed and escalated as appropriate. A summary of key risks is incorporated into the individual programme dashboards for members' oversight.

4.4 Equality, Diversity and Social Inclusion

All projects promote inclusivity to ensure residents across SCR can access support/opportunities regardless of where they live. A series of inclusive growth targets have recently been included in all new LGF approvals.

5. Communications

- 5.1** All existing projects form part of the organisations' communication plans.

6. Appendices/Annexes

- 6.1** Appendix 1(a) (b) – Programme detail and Performance Dashboard Local Growth Fund.
Appendix 2(a) (b) – Programme detail and Performance Dashboard OPE.

REPORT AUTHOR	Carl Howard
POST	Senior Programme Manager, Programme and Performance Unit
Officer responsible	Ruth Adams
Organisation	SCR Executive
Email	Ruth.adams@sheffieldcityregion.org.uk
Telephone	0114 2203442

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:

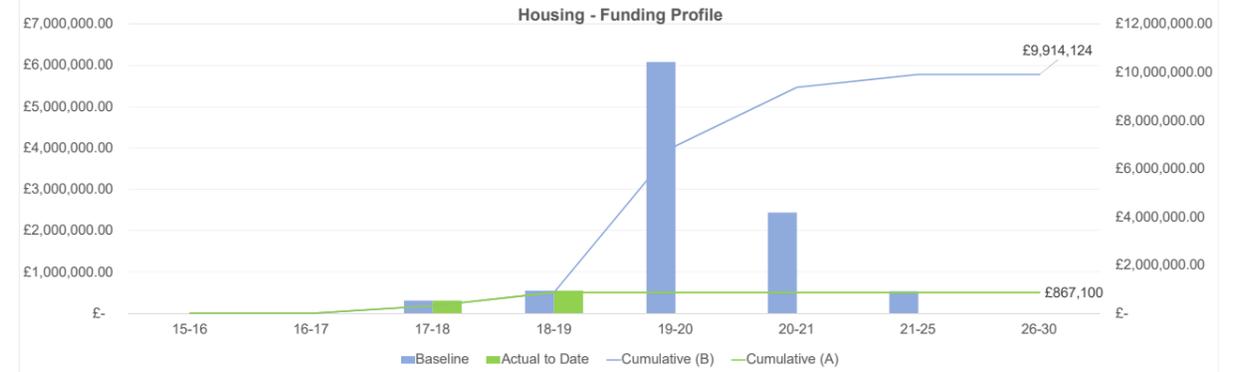
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Financial Progress

Housing Fund	In Contract	Pending Contract	Projects (No.)	Total	Complete	In delivery	Pending Contract	Pipeline
£ 9,914,124.00	£2,384,244	£1,663,880	8	£ 9,914,124.00	£0	£2,384,244	£1,663,880	£5,866,000

[Funding Source] Funding	This Quarter	Financial Year								Total
		15-16	16-17	17-18	18-19	19-20	20-21	21-25	26-30	
Baseline		£0	£0	£312,118	£554,982	£6,080,024	£2,432,000	£535,000		£9,914,124
Actual to Date		£0	£0	£312,118	£554,982	£0	£0			£867,100
Forecast		£0	£0	£0	£0	£6,080,024	£2,432,000	£535,000		£9,047,024
Variance		£0	£0	£0	£0	£0	£0	£0	£0	£0
% Progress		-	-	100%	100%	0%	0%	0%	-	9%

Financial Progress Comments: It has been challenging translating pipeline projects into contracts and delivery. With 18 months LGF Programme period remaining, pipeline projects account for nearly six million of possible Housing Fund activity and total activity is just under the £10m maximum available in the Housing Fund.



Outputs / Outcomes

	This Quarter	Financial Year								Total
		15-16	16-17	17-18	18-19	19-20	20-21	21-25	26-30	
Jobs created/safeguarded										
Baseline	-	0	0	0	0	10	40	20	0	70
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	10	40	20	0	70
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	0%	0%	0%	-	0%
Total surface area of reclaimed/ redeveloped land (hectares)										
Baseline	-	0	0	0	0	5	2	1	0	8
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	5	2	1	0	8
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	0%	0%	0%	-	0%
Housing units completed										
Baseline	-	0	0	0	13	72	47	583	0	715
Actual to Date	25	0	0	0	0	25	0	0	0	25
Forecast	-	0	0	0	0	60	47	583	0	690
Variance	-	0	0	0	-13	13	0	0	0	0
% Progress	-	-	-	-	0%	35%	0%	0%	-	35%
Area of land with reduced likelihood of flooding as a result of the project (m2)										
Baseline	-	0	0	0	0	9,000	0	0	0	9,000
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	9,000	0	0	0	9,000
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	0%	-	-	-	0%

Outputs / Outcomes Comments: A small number of schemes starting towards the end of the Programme period has meant output delivery is profiled late in the Programme. The majority of housing units proposed to be built are in pipeline schemes, so may not be realised.



Project Stages



Risk Log

Risk No.	Risk Event	Consequence	Mitigation	Likelihood (1-5)	Impact (1-5)	Score (1-25)
1	Housing Funding not achieving full commitment/ spend.	Housing funds remaining unspent	Housing Funding being allocated to delivery of other thematic areas.	4	2	8
2	Unable to meet aspirations set out in SEP to unlock capacity for 14,000 houses	Potential lack of adequate housing provision in Sheffield City Region	Close monitoring of outputs. Additional output established alongside housing units built which shows housing land remediated	4	3	12
3	Projects unable to meet legal state aid requirements	Projects may not go ahead or may have public funding clawed back	Requirement for all projects to source professional legal state aid advice.	2	4	8

Risk Assessment	Risk Assessment Comments: A key risk for the Housing Fund is not achieving full spend and therefore falling short of aspirations for delivery
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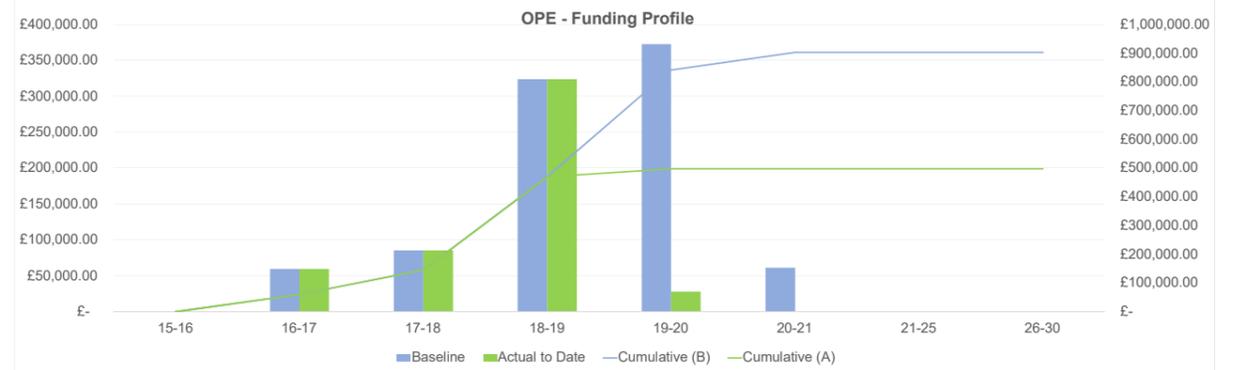
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Financial Progress

OPE Funding	In Contract	Pending Contract	Projects (No.)	Total	Complete	In delivery	Pending Contract	Pipeline
£902,000	£855,577	£46,423	11	£ 902,000.00	£93,261	£762,316	£46,423	£0

OPE Funding	This Quarter	Financial Year								Total
		15-16	16-17	17-18	18-19	19-20	20-21	21-25	26-30	
Baseline			£59,720	£85,643	£323,413	£371,972	£61,252			£902,000
Actual to Date	£ 28,041.00		£59,720	£85,643	£323,413	£28,041	£0			£496,817
Forecast			£0	£0	£0	£343,931	£61,252			£405,183
Variance		£0	£0	£0	£0	£0	£0	£0	£0	£0
% Progress		-	100%	100%	100%	8%	0%	-	-	55%

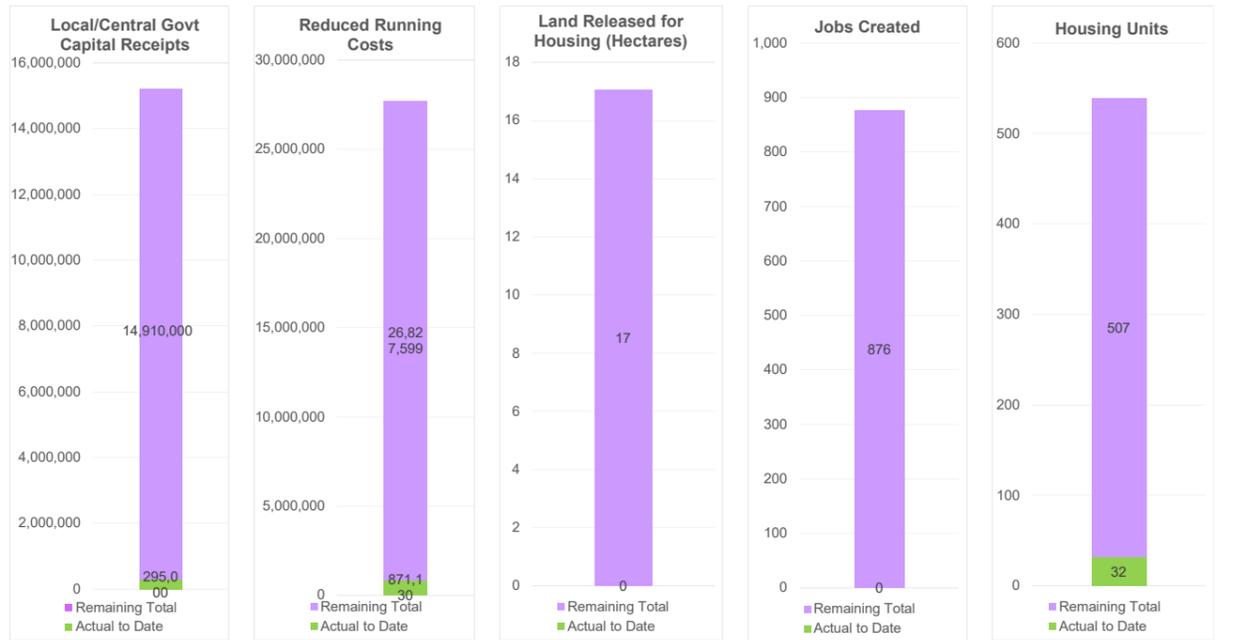
Financial Progress Comments: After a slow start to OPE spending, there has been a significant increase in activity during 18/19. This is expected to continue in 19/20. Funding is fully committed.



Outputs / Outcomes

	This Quarter	Financial Year								Total
		15-16	16-17	17-18	18-19	19-20	20-21	21-25	26-30	
Local/Central Govt Capital Receipts										
Baseline	-	0	0	0	295,000	1,160,000	9,750,000	4,000,000	0	15,205,000
Actual to Date	-	0	0	0	295,000	0	0	0	0	295,000
Forecast	-	0	0	0	0	1,160,000	9,750,000	4,000,000	0	14,910,000
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	100%	0%	0%	0%	-	2%
Reduced Running Costs										
Baseline	-	0	0	0	71,130	1,335,838	3,597,736	21,992,750	701,275	27,698,729
Actual to Date	-	0	0	0	871,130	0	0	0	0	871,130
Forecast	-	0	0	0	0	1,335,838	3,597,736	21,992,750	701,275	27,627,599
Variance	-	0	0	0	800,000	0	0	0	0	800,000
% Progress	-	-	-	-	1225%	0%	0%	0%	0%	3%
Land Released for Housing (Hectares)										
Baseline	-	0	0	0	0	4	8	5	0	17
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	4	8	5	0	17
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	0%	0%	0%	-	0%
Jobs Created										
Baseline	-	0	0	0	0	114	348	414	0	876
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	114	348	414	0	876
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	0%	0%	0%	-	0%
Housing Units										
Baseline	-	0	0	0	0	32	212	295	0	539
Actual to Date	-	0	0	0	0	32	0	0	0	32
Forecast	-	0	0	0	0	0	212	295	0	507
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	100%	0%	0%	-	6%

Outputs / Outcomes Comments: A process has commenced between SCR and individual projects to verify output forecasts are realistic. Revised outputs have been agreed with Cabinet Office for all but one project (Place Based Transformation - revised outputs to be agreed as part of Nov/ Dec monitoring return).



Risk Log

Risk No.	Risk Event	Consequence	Mitigation	Likelihood (1-5)	Impact (1-5)	Score (1-25)
1	Place Based Transformation project delivers fewer housing units as a result of the sale of Maltby Fire Station	Reduce outcomes achieved	Identify alternative properties or partnerships that can free up wider development opportunities	3	4	12
2	Bentley/ Worksop - Failure to act on the review and secure outcomes.	Outcomes not delivered	SCR to work with the project partners and support the development of a way forward	2	5	10
3	Unable to progress developing pipeline projects while we wait for Government agreement.	Less substantial OP8 funding bid	Work closely with our CO official to get agreement.	2	4	8

Risk Assessment A
Risk Assessment Comments: Substantial work undertaking to agree revised outputs and outcomes for individual projects, complete for all but one project. Single reporting process and governance framework for all projects regardless of size risks flexibility of programme and attraction of new schemes.

Project Stages



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HOUSING BOARD

24th OCTOBER 2019

LOCAL GROWTH FUNDING UPDATE

Purpose of Report

This paper provides members with an update relating to the current LFG programme commitments and the scale of projects in the over-programmed pipeline

Thematic Priority

Cross cutting theme

Freedom of Information

The paper will be available under the SCR Publication Scheme

Recommendations

The Board is asked to

1. Consider and note the scale of the pipeline and actions in progress to address the over-programming position.
2. Note the need to maximise claims at Q2 ahead of the annual performance review.

1. Introduction

- 1.1 LGF is a 6 year, £360m funding programme secured through three rounds of Local Growth Fund bids. 2019/20 is the fifth and penultimate year of funding. Some investment made in the early years of the programme have now repaid loan funding back to the programme which has increased the total value of available programme funding to £378m
- 1.2 In the first four years of delivery £239m has been spent (defrayed). A further £49m is committed to projects currently in contract and a further £19m has been approved for projects which are in the process of satisfying contract conditions. The total combined value of approved projects and spend to date is therefore £307m.
- 1.3 The LGF grant allocation includes a ringfenced amount of £40.5m for a major transport project which is retained for separate approval by the DfT, this funding cannot be utilised for other projects
- 1.4 The level of funding remaining available for LGF projects across all thematic areas (the programme headroom) is now £30.2m.
- 1.5 All funding needs to be fully spent (defrayed) by 31st March 2021.

2. Proposal and justification

- 2.1 When the 2019/20 budget was approved by the MCA in March 2019 the pipeline of projects indicated that there was potential over-programming of up to £24.4m.

As projects have developed some cost estimates have increased and a number of new projects have come forward seeking funding. As a result of these changes the current combined value of projects in the pipeline (including the retained major) has increased to £120.5m this equates to £80m excluding the retained major and therefore the potential over-programming has now increased to £49.8m.

This calculation includes a number of new inward investment projects.

- 2.2 The current profile of project approvals and the remaining pipeline is set out below by theme;

Executive Board	Approved	Pipeline	Total	Comments
Business Growth	£46m	£42.5m	£88.5m	This is £36.5m above the notional allocation and it is unlikely that all projects will land in the region or be able to complete works by 31 st March 2021. This also includes the latest inward investment schemes which have yet to be accepted to the programme.
Housing	£10.0m	£1.35m	£11.35m	£4.05m of the £10m housing funding is currently committed to schemes, the remaining £6m is held in the housing fund for pipeline schemes.
Infrastructure	£199.3m	£20.1m	£219.4m	This includes several highways schemes designed to unlock development space for employment and housing
Skills and Employment	£18.3m	£7.5m	£25.8m	This is £2.2m below the notional allocation and it is unlike that all projects will be able to complete works by 31 st March 2021.
Transport	£28.5m	£49m	£77.5m	This includes the £40.5m retained major transport project.
Total	£302.1m	£120.5m	£422.6m	

This shows that the total request for project funding is £423 m. There is a £5.1m corporate commitment which covers the costs associated with carrying out the accountable body functions for the LGF programme. The total spend requirement is therefore £428m.

- 2.3 It will not be possible to approve all the projects currently seeking funding based on the current programme, and continuing to approve schemes as they become ready, the programme could be fully committed by the January cycle, although this full commitment point has slipped throughout the year so far.

- 2.4** The LEP Board in September considered a range of options to address the over programming position and agreed to 3 actions;
1. Scheme promoters to self-evaluate the deliverability of schemes within the funded window (to March 2021) and nominate schemes to defer or remove from the programme
 2. SCR to seek opportunities to find additional resource (e.g. consider decommitting uncontracted elements from the programme, legacy Growing Places Funding, housing fund allocations etc) and
 3. Undertake a LEP prioritisation process following the actions 1 and 2 if there remains an over programmed position

- 2.5** The outcomes of actions 1 and 2 have been requested to report back to the LEP Board in November in order to facilitate this the self-evaluation action was discussed with Directors of Finance and Economic Development Directors at their meeting on 18th September. Directors were asked to coordinate a response with their delivery teams and to nominate schemes to defer or remove from the LGF Programme.

This evaluation is to look at;

- all projects in the pipeline but not yet approved
- all projects approved but not yet in contract and
- all projects in delivery but likely to underclaim.

A list of projects in the pipeline and not yet in contract has been shared with all Authorities along with a self-evaluation form. The Programme and performance unit have also contacted business project promoters and project promoters where there is a potential for the scheme to underclaim.

- 2.6** A deadline of 4th October for the self-evaluation to be completed was set as this aligns with the Q2 LGF project return deadline, early indications show 2 projects have already confirmed that they will defer to a later funding programme but the pipeline has increased from its previous position.

- 2.7** A copy of the current project list is attached at **Appendix A**.

- 2.8** LGF claims at Q1 were only £1.4m despite starting the year with £34.5m of committed spend, this equates to 3.9% of the minimum required in year spend (£35.5m) and 2% of the current expected in year spend (£68m).

The annual performance review takes place before the Q3 returns are received, hence it is important that Q2 claims are maximised otherwise the delivery rating for the region will again be impacted and monthly claims should also be considered for projects in delivery

3. Consideration of alternative approaches

- 3.1** The LEP meeting in September also considered the following options which were discussed but not agreed
- 3.2**
- If no further action is taken the programme will consider projects for funding approval as they are ready rather than based on any other priorities.
 - Pause the process of taking decisions on scheme approvals until SCR undertake a full review of all projects in the pipeline.

An independent full review of projects was undertaken in 2018/19 and was successful in speeding up the rate of projects progressing to delivery, however some projects missed their delivery milestones and are now in the competitive element of the programme.

Pausing the programme is likely to have a negative impact on the ability to achieve the required spend profiles.

4. Implications

4.1 Financial

This paper explores the financial implications of the LGF programme in the approach to the final year of delivery.

£40.5m of the remaining pipeline is funded via the DfT retained majors programme which is ringfenced for this project only, hence this is not included in the calculation of remaining programme headroom of £30.2m.

The £5.1m corporate commitment which covers the costs associated with carrying out the accountable body functions for the LGF programme is a mandatory requirement and equates to 1.3% of the total programme.

4.2 Legal

None as a result of this paper, however legal implications will need to be considered for any de-commitment scenarios.

4.3 Risk Management

This paper presents the risk of over-programming of the Local Growth Funding

4.4 Equality, Diversity and Social Inclusion ([Equality Act - Public Sector Equality Duty](#))

5. Communications

5.1 Statutory Officers have temporarily closed the open call for new schemes until a decision has been reached on the process for resolving the over-programming. LEP Board may wish to reserve the right to accept schemes in the case of an exceptional inward investment application

6. Appendices/Annexes

6.1 Appendix A –Project lists

REPORT AUTHOR	Sue Sykes
POST	AD – Programme and Performance Unit
Officer responsible	Ruth Adams
Organisation	Sheffield City Region
Email	Ruth.Adams@sheffieldcityregion.org.uk
Telephone	0114 220 3476

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:

*Thematic Priorities

1. Ensure new businesses receive the support they need to flourish.
2. Facilitate and proactively support growth amongst existing firms.
3. Attract investment from other parts of the UK and overseas, and improve our brand.
4. Increase sales of SCR's goods and services to other parts of the UK and abroad.
5. Develop the SCR skills base, labour mobility and education performance.
6. Secure investment in infrastructure where it will do most to support growth.

APPENDIX A

Project Pipeline – Main Programme

Thematic Area	District	Project	19/20 £	later years	Total Spend all years (£M)
TRANSPORT	RMBC	Waverley Lower Don Valley A630	2,965,000	37,495,000	40,460,000
INFRA	DBC	DSA Capacity Expansion - Grant	5,000,000	0	5,000,000
SKILLS	BMBC	Barnsley College Digital Innovation Hub	2,590,000	0	2,590,000
INFRA	BMBC	M1 Junction 37 Ph2 –Economic Growth Corridor (Claycliffe)	1,376,678	9,259,950	10,636,628
TRANSPORT	DBC	A630 Westmoor Link Dualing	2,500,000	2,500,000	5,000,000
TRANSPORT	RMBC	Greasbrough Road Junctions	0	3,518,236	3,518,236
INFRA	DBC - Project Deferred	Doncaster Urban Centre Markets Phase 2	1,488,000	0	1,488,000
INFRA	RMBC	Forge Island Phase 2	2,800,000	0	2,800,000
SKILLS	DBC	Doncaster UTC Ltd	100,000	200,000	300,000
INFRA	DBC - Project Deferred	Doncaster Urban Centre - St Sepulchre West / Station Forecourt Phase 3	0	1,600,000	1,600,000
SKILLS	SCC	Digital Innovation Partnership	0	2,000,000	2,000,000
SKILLS	CBC	DRIIVE	200,000	2,396,782	2,596,782
INFRA	RMBC	Century BIC Phase II	600,000	1,000,000	1,600,000
		Total	19,619,678	59,969,968	79,589,646

Project Pipeline – BIF

Thematic Area	Type	Project	19/20	later years	Total Spend all years (£M)
BUSINESS	Inward Invest	Project Merthyr	0	£5,000,000	£5,000,000
BUSINESS	Inward Invest	Project Chorus	0	£8,000,000	£8,000,000
BUSINESS	Inward Invest	Project Switzerland	0	£15,000,000	£15,000,000
BUSINESS	Inward Invest	Project Ebbwvale	0	£9,000,000	£9,000,000
BUSINESS	Inward Invest	Project Robotics	0	£1,000,000	£1,000,000
BUSINESS	Inward Invest	Project Underground	0	£2,000,000	£2,000,000
BUSINESS	BIF (Sub £2m)	Project Hot Air	£500,000	£0	£500,000
BUSINESS	BIF (Sub £2m)	Project Illinois	£400,000	£0	£400,000
BUSINESS	BIF (Sub £2m)	Project Bannana	£350,000	£0	£350,000
BUSINESS	BIF (Sub £2m)	Project Sheep	£500,000	£0	£500,000
BUSINESS					£0
BUSINESS	Made Smarter and Productivity	Various	£796,397	£0	£796,397
		Total	£2,546,397	£40,000,000	£42,546,397

Project Pipeline – Housing Fund

Thematic Area	District	Project	19/20	later years	Total Spend all years (£M)
HOUSING	RMBC	Rotherham Town Centre	0	3,916,915	3,916,915
HOUSING	BMBC	Nanny Marr Road	0	367,500	367,500
HOUSING	SCC	Foxhill crescent	1,250,000	1,250,000	2,500,000
HOUSING	Derbyshire Dales	Bradwell CLT	270,000	0	270,000
HOUSING	SCC	Claywood*	0	300,000	300,000
		Total	£1,520,000	£5,834,415	£7,354,415

Projects with Full approval but not yet in contract – Main Programme

District	Project	19/20	later years	Total Spend all years (£M)	Approval Date
BMBC	Infra - M1 J37 Phase 1 – Claycliffe	1,171,374	0	£1,171,374	29/01/2018
RMBC	Infra - Waverley Local Centre	2,583,561	£4,416,439	£7,000,000	03/06/2019
SCC	Skills - Digital Engineering Skills Development Network	583,546	£3,129,109	£3,712,655	29/07/2019
DMBC	360 VFX	906,000	0	£906,000	03/06/2019
SCC	Skills - teenager to employee	494,900	0	£494,900	06/08/2019
	Total	5,739,381	7,545,548	13,284,929	

Projects with Full approval but not yet in contract – BIF

District	Project	19/20	later years	Total Spend all years (£M)	Approval Date
SCC	ITM Power	400,000	0	400,000	Feb-18
DMBC	Abbey Glen	0	100,000	100,000	Oct-18
DMBC	360 Media	1,400,000	2,700,000	4,100,000	Jun-18
SCC	First Group Contact (First Group)	643,964	1,106,036	1,750,000	Nov-18
SCC	Nprime	92,910	2,090	95,000	Feb-19
RMBC	Ricardo	284,402	1,695,598	1,980,000	Mar-19
SCC	Fernite	135,000	0	135,000	Mar-19
BMBC	Reliance High-Tech Ltd	121,000	0	121,000	Jul-19
SCC	Skyline	0	619,000	619,000	Aug-19
	Total	3,077,276	6,222,724	9,300,000	

Projects with Full approval but not yet in contract – Housing Fund

District	Project	19/20	later years	Total Spend all years (£M)	Approval Date
RMBC	Modern Methods of Construction Pilot	663,880	0	663,880	14.02.19
SCC	Little Kelham	1,000,000	0	1,000,000	14.02.19
	Total	3,181,024	0	3,181,024	

Housing Board Forward Plan 2019/20:

- Thematic strategy and policy leadership
- Programme - development and delivery
- Performance and Risk Management
- Funding and Financial Decision Making (up to £2m)

Date	Suggested Agenda items
02/01/19 (date likely to change)	<ul style="list-style-type: none"> • Housing Fund Pipeline Update • Housing Fund investment decisions – (tbc) • Modern Methods of Construction – SCR MMC Programme Update • Housing Review Evidence Base Overview <p>OTHER MATTERS TBC</p>
w/c 24/02/20	<ul style="list-style-type: none"> • Housing Fund Pipeline Update • Housing Fund Review • Housing Fund investment decisions – (tbc) <p>OTHER MATTERS TBC</p>
30/04/20	tbc
02/07/20	tbc
w/c 24/08/20 (tbc)	tbc
w/c 19/10/20 (tbc)	tbc
w/c 04/05/20	tbc
w/c 29/06/20	tbc
w/c 24/08/20	tbc
w/c 19/10/20	tbc

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