

Public Document Pack



Wednesday, 1 January 2020

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

You are hereby 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, 9 January 2020** 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 Simon Greaves
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
Bassetlaw DC
Sheffield City Council
Doncaster MBC
Barnsley MBC
Doncaster MBC
SCR Executive Team

SCR - Housing Board

Thursday, 9 January 2020 at 1.00 pm

Venue: 11 Broad Street West, Sheffield S1 2BQ



Agenda

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2.	Declarations of Interest by individual Members in relation to any item of business on the agenda Declarations of Interest by individual Members in relation to any item of business	Cllr Chris Read	
3.	Urgent items / Announcements	Cllr Chris Read	
4.	Public Questions of Key Decisions	Cllr Chris Read	
5.	Minutes of the Previous Meeting	Cllr Chris Read	5 - 10
6.	Homes England - Working Together	Danielle Gillespie	11 - 28
7.	Phase One Of Housing Review - Progress Report	Mr Mark Lynam	29 - 34
8.	Housing Fund - Update and Future Programme	Becky Guthrie / Tom Hawley	35 - 38
9.	Latest Housing Completions	Mr Colin Blackburn	39 - 44
10.	Performance Dashboard	Ms Sue Sykes	45 - 56
11.	Any Other Business	Cllr Chris Read	
Date of next meeting: Thursday, 27 February 2020 at 1.00 pm At: 11 Broad Street West, Sheffield S1 2BQ			

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SCR - HOUSING BOARD

MINUTES OF THE MEETING HELD ON:

THURSDAY, 24 OCTOBER 2019 AT 1.00 PM

11 BROAD STREET WEST, SHEFFIELD S1 2BQ



Present:

Councillor Chris Read (Chair)	Rotherham MBC
Tanwer Khan (Co-Chair)	Private Sector LEP Board Member
Councillor Glyn Jones	Doncaster MBC
Councillor Tim Cheetham	Barnsley MBC
Damian Allen	Doncaster MBC
Councillor Chris Furness	Derbyshire Dales DC

Officers in Attendance:

Colin Blackburn	Assistant Director - Housing, Infrastructure and Planning	SCR Executive Team
Jonathan Guest	Senior Economic Policy Manager	Sheffield City Region
Becky Guthrie	Senior Programme Manager	Sheffield City Region
Felix Kumi-Ampofo	Assistant Director - Programme Assurance	SCR Executive Team
Sue Sykes	Assistant Director - Operational Contracts	SCR Executive Team

Guests in Attendance

Melanie McCoole (Minute Taker)	
Tony Stacey	South Yorkshire Housing Association
Nick Atkin	Yorkshire Housing
Steve Waddington	St Leger Homes
Amanda Garrard	Berneslai Homes
Daniel Klemm	Together Housing
Mark Davies	Forge New Homes

Apologies:

Neil MacDonald	Private Sector LEP Board Member
Councillor Julie Dore	Sheffield City Council
Mark Lynam	SCR Executive Team

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

Councillors Read and Furness declared an interest in relation to Item 8 on the

agenda entitled 'Housing Fund Capital Programme'.

3 Urgent items / Announcements

None

4 Public Questions of Key Decisions

None

5 Changing Roles of Housing Associations: Roundtable discussion

A report was submitted to set out the key discussion points with a range of Housing Associations that were active in the SCR. These were relating to their changing roles, policy and funding environments in supporting housing provision in the SCR, together with the opportunities for strengthening the relationships and joint working with the SCR and all partners involved.

Members were referred to the Annual Conference of the National Housing Federation held in 2018, where the then Prime Minister Teresa May had announced it being critical for consideration to be given to all people within society. Following which, the Housing Associations had begun to apply for grant funding for social rental housing. The Secretary of State had recently announced that for the new schemes to be developed in two years' time, there would be a 'right to share ownership' for new tenants. It was prudent to have a constructive relationship with the Government.

All of the local Housing Associations present at the meeting confirmed that they are continuing to develop new homes, including affordable homes and other tenures. This is increasing the number of homes for those individuals that could not access the owner-occupied market.

Five Housing Associations had collaborated to establish a private Joint Venture company to provide additional homes for sale. The objective is to generate a profit to help provide a more sustainable financial model that could help cross subsidise existing affordable housing programmes. It was noted that housing associations would continue to be ethical house builders ensuring that high environmental standards were met. Currently, the five Housing Associations owned approximately 150,000 homes

The Board noted the long-term strategic partnership funding offer from Government to 2026. Homes England was keen to work within the devolved regions where there was a clear long-term plan. The pressure point related to the commitment of a significant budget and the certainty that it would be delivered on the ground. This offer could help the SCR to forward plan much further ahead than previously and given the uncertainty faced by the economy, there was a need to behave differently in respect of the long-term contribution to housing supply.

It was the intention of Forge New Homes to be in a position to sell homes within the first quarter of 2020/21, but it would take 3–5 years to reach a critical mass for the Company.

It was anticipated M Davies via C Blackburn, would provide Councillor Furness with a list of the lenders in relation to shared ownership.

Members noted DMBC's aspirations to move forward with social housing. The Board meetings provided an opportunity for active dialogue with officers.

The SCR housing market had a clear vibrancy which provided a positive opportunity for investors in the region. It was suggested that the MCA could lobby Government for housing to be considered as 'infrastructure' so a longer timeframe for investment be put in place rather than the current 3 year spending cycle.

It was suggested to return to the system of having a reporting line from the housing providers back into the Board.

RESOLVED – That the Board noted the issues relating to the changing roles of Housing Associations in the provision of housing and related activity in the Sheffield City Region, and that similar discussions should be planned in with the Board every six months.

6 Minutes of the Previous Meeting

It was noted that the minutes of the previous meeting omitted to record Colin Blackburn's absence.

RESOLVED – That subject to the above, the minutes of the previous meeting held on 29 August 2019 were agreed to be an accurate record.

7 Strategic Economic Plan Update

A report and presentation were received to provide the Board 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 noted the revised vision, objectives, draft outcomes and emerging broad policies, and provided their input for the development of these within the draft SEP. The latest version of the SEP had more of a 'place' feel. Members noted that representatives from each local authority would provide text for the spatial context narrative.

The LEP Board had signed off the evidence base, which was now publicly available to inform wider research.

Reference was given to the additional revisions made to the SEP, which ensured that it now focused upon inclusive growth, prosperity and opportunity, together with more holistic focus on relationship building with other agencies and an understanding long term investment requirements.

The SCR would lead the fourth industrial revolution in order to unlock economic prosperity. In terms of housing, there was an increased emphasis on existing housing stock as well as housing growth, which was important in terms of

inclusivity and tackling issues such as fuel poverty and ensuring everyone has a decent home to live in.

One of the purposes of the SEP was to promote SCR. Less than half of the large housing developers within the country invested in South Yorkshire, but housing growth and delivery has been above forecast housing need and there was land with planning permission for more than 40,000 homes in the pipeline. The changing landscape in 2025 would provide an uplift in the standards of homes built. This will be both a challenge in terms of maintaining viability of housing developments but was also an opportunity in terms of raising standards and contributing to wider climate change mitigation.

RESOLVED – That the Board noted:-

- 1) The revised vision and objectives agreed by the LEP.
- 2) The draft outcomes and emerging broad policies of the SEP.

8 **Housing Fund Capital Programme**

Tanwer Khan took over the Chair for this item due to the conflict of interest expressed by Cllr Read relating to the Rotherham housing scheme.

A report was received in line with the SCR Single Assurance Framework, to seek LGF funding for two projects as part of the Housing Fund and to seek endorsement of a recommendation to approve by the Mayoral Combined Authority as outlined within the report. The Board discussed the issues and merits of the schemes and resolved to support the report's recommendations.

RESOLVED:-

- 1) Approved 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) Approved 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.
- 3) Endorsed progression of Rotherham Town Centre to the MCA for a decision on the award of £3.917m grant.

9 **Housing Fund Performance Dashboard**

A report was presented together with the performance dashboards, to provide the Board with up to date performance information on all Housing Fund programmes delivered on behalf of the LEP and MCA.

Comments on the dashboard were invited.

RESOLVED –

- 1) Noted the dashboard and the progress made with the Housing Fund.

10 **Local Growth Fund Update**

A report was received to update the Board on the current LFG programme commitments and the scale of projects in the over-programmed pipeline.

It was noted that two DMBC schemes had been deferred, with projects pulled out and set aside in the eventuality of future funding. It was noted that the next LEP Board meeting on 4 November 2019 would be reviewing the remaining programme projects in the pipeline.

RESOLVED –

- 1) To note the update.

11 **Forward Plan 2019/20**

Presented for information.

12 **Any Other Business**

The next meeting of the Board would be held on Thursday 9 January 2020 at 1.00 pm at 11 Broad Street West, Sheffield, S1 2BQ.

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

9th January 2020

HOMES ENGLAND – WORKING TOGETHER TO DO MORE

Purpose of Report

This report is to introduce Homes England’s ‘Housing partnerships building growth’ presentation to the Board, and discuss opportunities for closer collaboration on strategic housing and development matters.

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 strategic intention behind Homes England’s ongoing collaborative work with SCR.
2. Comment on and support opportunities for a closer working relationship with Homes England on strategic housing and development matters.

1. Introduction

- 1.1 The Homes England (HE) Strategic Plan 2018-23 was launched in October 2018, it sets out the organisation’s Mission and Objectives to help unlock more new homes being built in England. The key elements of the Plan are outlined in the attached presentation (Appendix 1) will be given by Homes England at the Board meeting.
- 1.2 Danielle Gillespie, Director of Markets, Partners, Places North from Homes England will be attending the meeting. The report and presentation proposes opportunities ideas on how the SCR and HE can work more collaboratively to achieve more positive housing outcomes for the City Region, for the Board’s consideration.

2. Proposal and justification

- 2.1 Homes England were previously known as the Homes and Communities Agency and have the same land acquisition and capital investment powers as its predecessor, but are

seeking new ways of working with partners involved in the housing industry to deliver more new homes in England.

- 2.2 Over the past years, HE have provided significant investment to support new build homes of a wide range of types, tenures and locations across the SCR.
- 2.3 As one strand of its new ways of working with partners, HE is seeking to work more closely with public sector partners who are committed to delivering more high quality new homes, of the right types and tenures to meet local need and in the places where people want to live. This form of partnership working is intended to go beyond HE's "business as usual" of land acquisition, capital investment and site disposals, with new activity that could include bespoke solutions to unlock major housing growth opportunities.
- 2.4 Initial collaborative work has already started to create an SCR/HE joint pipeline of strategic housing projects – an update on this work is being presented in a separate agenda item. Their proposal is to further strengthen connections with SCR to help unlock the priority housing sites identified on the joint pipeline with HE's support.
- 2.5 HE have been invited to join the Housing Review Advisory Panel to bring their specialist advice and perspectives. A meeting is scheduled between Nick Walkley, Chief Executive (Homes England) and Dan Jarvis (SCR Mayor) in January to also discuss these joint working opportunities

3. Consideration of alternative approaches

- 3.1 Do Nothing or Do Minimum: Decline the opportunity to explore new ways of collaborating with Homes England and request a business as usual relationship with Homes England. Scheme promoters (LAs/ HAs & Private Sector etc) continue to approach Homes England directly and separately on a project by project basis as and when funding is required. Schemes are considered by HE on an individual basis. Similarly, the SCR operates in a similar way, with some liaison with HE on co-investment of schemes at a project level, but with no shared ownership and agreement to the strategic goals and ways of working.

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 co-promotion of initiatives and opportunity between Home England and SCR.

6. Appendices/Annexes

- 6.1 Appendix 1 – Homes England Presentation

REPORT AUTHOR **Becky Guthrie**
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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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Homes
England

Housing partnerships building growth

Danielle Gillespie, Director for Cities & Urban Conurbations

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#MakingHomesHappen

I will cover:

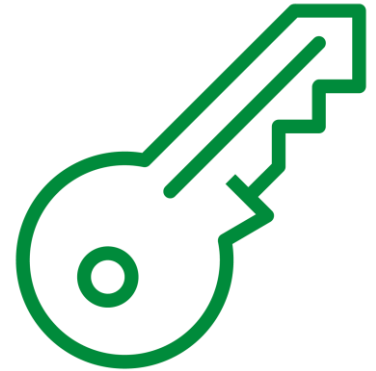
- Introducing Cities & Major Conurbations Staff
- Our Mission and Objectives
- We're already working here
- The Challenges & Opportunities
- 2020 – what next?
- Q&A

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Homes England Staff here today:

- **Danielle Gillespie**, Director of Cities & Major Conurbations
 - Working with North West CA's and LA's for last 15 years
- **Dilys Jones**, Head of Cities & Major Conurbations
 - Working with or for Leeds City Region, North, West & South Yorkshire LA's for 20 years
- **Tom Hawley**, Senior Business Development & Partnership Manager
 - Working with or for South Yorkshire LA's & SCR for 11 years



Our Strategic Plan

- Strategic Plan **launched** in October 2018 [\(link\)](#)

Page 18 Within the next few years, we will have invested **over £27bn** across our programmes

- Our **five-year plan** sets out the steps we'll take, in partnership with the sector, to achieve our commitments



Our mission is to intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability.

We will make this sustainable by creating a more resilient and diverse housing market.



Our objectives



Unlock public
and private land



Invest to support
housebuilding and
infrastructure



Improve
construction
productivity



Create a more resilient
and competitive market



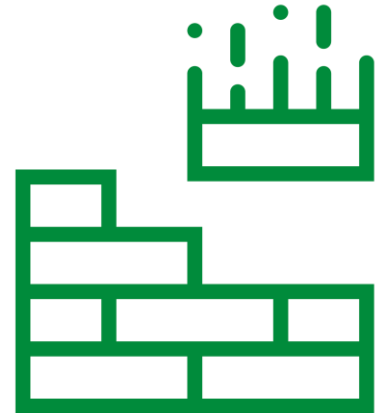
Offer expert support
for priority locations



Deliver home
ownership products

We're already working here

- Homes England has invested
 - 2018/19 £25.4 M invested in 831 Affordable Homes
 - 2019-22 £32.1M forecast investment for 1,673 Affordable Homes
 - 18/19 £9.2M invested in Homes England land unlocking 196 homes and forecasting to invest further £4.9M
 - £5.2M in grants provided to LA's to unlock 672 Homes
 - £32M investment loans to SME's supporting 1,156 homes
- We regularly attend SCR Housing Directors Mtg
- Joint meetings with SCR and LA's to focus on your area's housing priorities



The Challenges...you've told us:

- New Homes Completion **figures suggest that supply is meeting need** at the City Region level:
 - But not always the right types, tenures and locations
 - Greater emphasis needed on **Places**
- Large amount of **Brownfield Land** with development potential
 - Not always viable
 - Flood Defences and other strategic infrastructure required
- **You're under pressure**
 - Staff resources
 - Adult Social Care costs increases; role of housing solutions
 - Poor conditions in the private sector stock
 - Need to improve economic productivity & inclusive growth



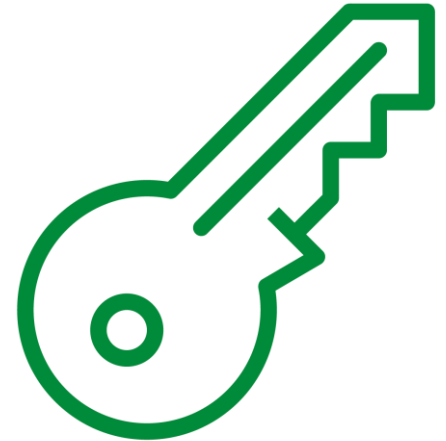
The Opportunities

- **SCR Housing Review**
 - an opportunity to focus attention on major challenges and priorities
 - a means to develop solutions to achieve the right types and tenures of homes
- **City & Town centre residential growth - vibrant places**
 - Consistent message
- **Strategic Housing & Economic Growth Opportunities:**
 - M1 J37 Barnsley, Robin Hood Airport, Lower Don Valley Corridor, HS2
- **Places of distinction** : Kelham Island, Waverley, Doncaster Waterfront
- **Great lifestyle offer for residents:** Urban – Rural, retail regeneration
- **Modern Methods of Construction**
 - Supply Chain, Training, Jobs, Research & Homes, Pathfinder Factory?
- **Housing links with:** Transport, Flood Defences, Future High Streets Fund



Cities & Urban Conurbations Team

- A single front door for SCR partners to access Homes England
- Working locally to better understand how the housing market could work better in the City Region
- Jointly developing a pipeline of opportunities
- Co-developing intervention strategies and aligning resources
- Creating multi-functional teams to address barriers/ support the delivery of major projects
- Simplifying the process for partners to get targeted support



Working with you, we are currently focussing on

- **Understanding your ambitions and priorities;**
 - Supporting the SEP
 - Housing Review
 - Collaborating on the joint pipeline of **major** housing opportunities / Places
- We are currently working with LA partners:
 - **BAR:** Imminent discussions re: J37 investment
 - **BAS:** Evaluating grant investment to LA for housing site links to a MMC Factory
 - **BOL:** Continuing to bring forward Shirebrook, a large housing site
 - **DER D:** Co-investment with SCR into a Community Housing Scheme: Bradwell
 - **DON:** Good understanding of emerging priority locations
 - **ROTH:** Attending Bassingthorpe Farm Steering Group
 - **SHF:** Evaluating a number of possible acquisition sites in priority Places
- Looking at Modern Methods of Construction role for SCR / North of England
- Exploring a new working relationship with SCR



A great start ... what's next?

- 17th January - Nick Walkley & Dan Jarvis meeting
- 21st January – Rotherham Housing Summit
- Spring 2020 – SCR Housing Review
- Homes England and SCR staff collaborating on the Joint Pipeline & Action Plan
- MIPIM Cannes

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What should be our collective housing priorities for 2020?

How do we progress them together?

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Agreed Next Steps.

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Dilys.Jones@homesengland.gov.uk

Tom.Hawley@homesengland.gov.uk

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HOUSING BOARD9th JANUARY 2020**PHASE ONE OF HOUSING REVIEW – PROGRESS REPORT****Purpose**

This report updates the Board on progress with the first phase of the SCR Housing Review.

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 progress to date; and
2. Comment on the issues and opportunities generated by this work.

1. Introduction

- 1.1** The Housing Board previously agreed to help oversee the development of a SCR wide Housing Review. Overall, the Review is intended to take a fresh look at housing across the city region, with no pre-defined ideas or assumptions. It seeks to address some of the more open-ended questions on housing and develop findings and recommendations that can be used by the Mayor, the Combined Authority and individual districts to support the delivery of the right housing, in the right places, and of the right quality and price for communities.
- 1.2** Following discussions at previous Board meetings in August and October, the Think Tank Respublica has been commissioned to provide expertise and offer a fresh perspective and new insights on the issues being considered by the Review – adding value to the housing debate rather than simply just reproducing evidence and previous ideas. This report provides an update of progress with the Review to date.

2. Proposal and justification

Recent progress

- 2.1** Following the Infrastructure Board meeting in October, discussions were held with a range of different policy experts and think tanks to firm up the aims of this first stage of the Housing Review, and consider the type of external support required and how this could best be deployed. Based on a detailed brief (specification attached at Annex 1), a procurement process was undertaken to commission this external support and the social reform think tank Respublica was selected to work on the housing review.
- 2.2.** Respublica is an independent organisation that brings expertise in a wide range of public policy areas as well as experience of working with national, regional and local government – including other Combined Authorities. Working alongside officers in the SCR team and local authorities, advisors from Respublica will help to ensure that the housing review generates new ideas and encourages connectivity between different policy areas. The intention is to build knowledge and capacity within South Yorkshire as well as test emerging proposals and recommendations with a broader network than would otherwise be reached, including within Government.
- 2.3** To complement this appointment and ensure that the housing review is well grounded in issues and opportunities specific to South Yorkshire, an Advisory Panel has also been set up for the project. The Panel is made up of experts and experienced practitioners from across South Yorkshire, including from the public, private and not for profit sectors. It will inform and shape the work as well as provide a useful sounding board.

Ongoing work

- 2.4** Rather than a traditional research exercise, with a linear methodology and a narrow approach, the aim of the housing review is to put in place a more interactive and collaborative process. This aims to add value to existing activities, raise levels of understanding through the work as it develops, and result in some widely supported proposals. As such, the process itself will need to remain flexible in order to respond to ideas as they emerge, and the views of the Advisory Panel.
- 2.5** At this stage, therefore, a small number of high-level milestones have been agreed in order to manage the progress of phase one. These are:
- Initiation of review began in November 2019
 - First meeting of Advisory Panel in December 2019
 - Development of Housing Market Report over January 2020
 - Further engagement with stakeholders over February and March
 - Production of propositions and proposals by late March/April 2020
- 2.6** Reports will be brought to future meetings of the Infrastructure Board so that Members can be kept up to date. Following conclusion of this first phase, a fuller report will be prepared with all the findings from the work as well as some recommendations for phase two.

3. Consideration of alternative approaches

- 3.1** The work outlined will consider a range of strategic housing issues and potential alternative solutions to help address them. The work will be closely project managed and include stages at which to 'take stock'. This will allow for alternative options to be considered as part of the process, with these tested by the Advisory Panel and reported to the Infrastructure Board.

4. Implications

4.1 Financial

The work will be led by the SCR Executive with funding for the commission 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 the work will not be sufficient to warrant progression to the next phases.
- 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 recognised 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 review will include 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

Annex 1 – Phase one specification

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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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Annex One: Specification for Phase One of Housing Review

SPECIFICATION

Scope and Approach

The brief for the review is in two parts, both involving the appointment of an organisation for SCR to partner with to form a collaborative approach in undertaking a housing review. The first part is primarily to complete a desk-based research piece giving an **Overview of the SCR Housing Market(s)**, using existing documentation. The second part requires bidders to take this baseline position and consider **Trends and potential Options for the Future** in addressing potential future housing market changes that could occur. We want to understand how bidders propose to identify trends and develop potential future options, including involving a range of individuals and bodies; for example, taking account of other relevant policy and data sources and analytical techniques beyond just those informing traditional housing market characteristic, that would support the proposed methodology. This second part will particularly draw on the broader policy and technical knowledge and experience of the bidders.

Further detail of the two parts:

i) Overview of Housing Market(s): The first element will need to draw together current evidence on housing, focusing particularly on immediately available information including capturing and rehearsing the key conclusions from Local Plans and other locally derived data in the four South Yorkshire districts. This element should be largely empirical and address basic questions such as:

- where are new homes being developed and where are we planning to develop new homes in the future?
- how do different housing issues play out differently across different localities?
- how affordable is housing in different parts of the city region and how much more affordable housing is required?
- what type and tenure of homes would best serve the needs of local communities and the wider economy?
- where are the gaps in our knowledge and understanding of housing?
- is housing delivery meeting local need, based upon national and local housing requirements?

ii) Trends and options for the future: the second element will be much more qualitative and seek to take our understanding of housing into a new area. Part reflecting the housing market characteristics, which only take one so far, it would assemble evidence and develop insights across a broader sweep of related housing issues. We are reluctant to set pre-defined ideas or assumptions for this element, but require a range of more open-ended questions to be explored and analysed to draw some conclusions, such as:

- what is the true state of the housing market(s) across South Yorkshire, when compared against each other, benchmarked against other areas or compared with what stakeholders feel is needed?
- what do consumers really want and are these housing preferences being met by the typical range of current new housing on offer?
- is the supply of premium housing as well as genuinely affordable housing likely to deliver the ambitions and priorities emerging through work on the refreshed SEP? e.g.
 - how far does the quality and range of market housing on offer in our area support or impede business investment and growth?

- how far does the supply of social housing and genuinely affordable housing constrain economic progress and employment growth?
- how does housing currently impact on health and wellbeing in local communities and how could work with local Health Services be improved?

- with 20% of the existing housing below minimum acceptable energy efficiency standards, what are the options to upgrade this and future proof existing stock?
- what is the potential for increasing the proportion of residential growth on the city centre and other urban centres and what role does this play in the mix of housing we offer?
- what is the potential for more innovative approaches to deliver new homes and address the underlying needs of the city region at scale, for example through the uptake of Modern of Construction Methods (MMC) or for a more direct role by local authorities in the development of new social housing?

HOUSING BOARD9th January 2020**HOUSING FUND – UPDATE AND FUTURE PROGRAMME****Purpose of Report**

This paper provides members with an update relating to the current Housing Fund programme and the work currently being carried out towards the future Housing Fund programme of projects.

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 update on the current Housing Fund programme;
2. Note the joint work to date on the future SCR Housing Fund programme in liaison with the four South Yorkshire Authorities and Homes England.

1. Introduction

- 1.1** The current Housing Fund programme is made up of schemes that came forward through two previous 'open calls' for projects. The initial amount approved by the Board for the 'pilot' Housing Fund was £10m followed by a further upto £15m subject to funding availability.
- 1.2** There is an ongoing LEP Board review of the whole LGF programme. The Housing Fund will no longer be ringfenced and it is now closed to new applicants. Schemes that are already in the active pipeline can still be worked through the SCR Assurance Process and will now be considered by the LEP Board against other schemes from all LGF programmes (skills, inward investment, etc).
- 1.3** However, looking ahead to future years, work have been ongoing to build on the experience of the Housing Fund and existing work with Homes England. The Housing Review will set out the renewed focus of the City Region in terms of the types of schemes we will want to invest in. This pipeline work will seek to identify an overall programme of schemes with a

agenda item). The intention is therefore to enhance our joint relationship and seek to maximise housing outputs and outcomes in the region

3. Consideration of alternative approaches

Do Nothing / Do minimum: Cease work on the future HF programme and return to separate approaches to a housing programme between Homes England and the SCR, including working separately with LAs on an individual project by project basis. There would be a risk of missed opportunities for co-development of the region's most important strategic schemes, and potential missed early advice and support from and SCR.

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 from this report.

5. Communications

5.1 None arising from this report

6. Appendices/Annexes

6.1 None

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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

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HOUSING BOARD
9th JANUARY 2020
LATEST HOUSING SUPPLY FIGURES

Purpose

This report updates the Board on recent housing supply figures, for information and comment.

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 recent figures on net additional dwellings to the SCR housing stock
2. Comment on the potential reasons and implications of the housing supply trends.

1. Introduction

- 1.1** Delivery of new housing is one of several measures that the Board monitors across the city region and is a strategic matter covered in the SCR Statement of Common Ground. Recent reports have also looked at this issue as part of the wider evidence base being prepared to update the SCR Strategic Economic Plan.
- 1.2** Individual local authorities make annual returns on housing completions in their area to MHCLG, whom have recently published a 2018/19 update of the figures for the whole country.
- 1.3** This report provides the Board with the latest housing supply position regarding net additions to the housing stock across the SCR, for the Board's information and also to discuss the potential reasons and implications of the ongoing trends.

2. Proposal and justification

- 2.1** As set out in the SCR Statement of Common Ground, all Local Planning Authorities in the city region are working to maximise the delivery of new homes in their area and across the SCR as a whole. The latest available data on this issue provides figures for the number of net additional homes added to the housing stock in 2018/19 (which is the last 12 months for which nationally comparable data is available). The data was published as part of the Government's statistical releases in November 2019 and counts the total number of new homes in every locality, minus any demolitions and change of use away from residential. It is the most comprehensive measure of housing supply.
- 2.2.** Based on this release, Table 1 (below) sets out the total numbers of net additional dwellings in SCR for each individual district for the last 4 years. The table uses the year 2015/16 as the starting point for the monitoring exercise (as set out in the Statement of Common Ground) and shows that a total of 6,229 new homes were created across the city region in 2018/19. This figure continues the generally positive trends in new homes seen since 2015/16, although the city region did experience a slight fall in additions of around 360 homes when compared to 2017/18 (ie around 5%).

Table 1: Net Additional Dwellings

District	2015-16	2016-17	2017-18	2018-19	Total
Barnsley	706	850	1,009	988	3,553
Doncaster	1,162	1,049	1,208	1,327	4,746
Rotherham	585	605	472	422	2,084
Sheffield	1,589	2,248	2,304	1,976	8,117
Bolsover	326	293	251	291	1,161
Chesterfield	206	130	110	212	658
Derbyshire Dales	142	223	309	411	1,085
North East Derbyshire	466	282	396	189	1,333
Bassetlaw	338	462	551	434	1,785
SCR Total	5,520	6,142	6,610	6,250	24,522

- 2.3** It is also notable that there were some significant increases in delivery in several areas, particularly in Chesterfield, Derbyshire Dales and Doncaster in 2018/19. However, a fall in the number of homes delivered in Sheffield relative to the previous year makes a greater impact on SCR-wide delivery due to the scale of Sheffield's housing delivery (which is around a third of the SCR total).
- 2.4** These latest figures are a snap shot in time, and it is important to consider some of the reasons behind the data as well as how current trends could develop in future years. Working with the SCR Heads of Planning Group, therefore, individual local authorities have provided a short commentary on housing completions in their area, which is set out in Annex One. This is qualitative information based on the most up to date experience of local planning teams. It gives some sense of the reasons for changes in the last 12 months, in particularly where completions have slowed. Looking to future years, individual districts like Chesterfield, NE Derbyshire and Rotherham also suggest that planning applications currently being received will help to address falls in 2018/19, so delivery in 2019/20 could well be higher again.
- 2.5** The number of new homes is just one measure of overall housing performance in the city region. In order to ensure that the needs of different communities are addressed, there are also important questions to be answered on the type of new homes being built and

their tenure. These are all issues which will be explored further by the SCR Housing Review and can provide a much fuller understanding of the housing market.

3. Consideration of alternative approaches

- 3.1** Net additional dwellings is just one measure of housing performance in the city region and the Housing Review will take a much broader look at all the evidence available.

4. Implications

- 4.1 Financial**
None.

- 4.2 Legal**
There are no specific legal issues arising from this report.

- 4.3 Risk Management**
None directly as a result of this report.

- 4.4 Equality, Diversity and Social Inclusion**
This data does not provide any insight into the different housing needs of different data and therefore lacks the detail required to consider equality, diversity and social inclusion.

5. Communications

- 5.1** Updated data on this issues will be included in a refreshed Statement of Common Ground later in 2020, which will be available on the SCRs website once endorsed.

6. Appendices/Annexes

Annex 1 – qualitative information from local planning authorities.

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Other sources and references:

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Annex One: Commentary on local housing completions

Barnsley	Continuing an upward trend, the number of completions in Barnsley rose significantly in the year 2017/18, registering the highest figure since 2011. A similar level of housing completions was also achieved in 2018/19.
Bassetlaw	<p>Bassetlaw has experienced a rapid rise in housing delivery since 2015/16. This is due to the increase in the number of planning applications which have been granted permission, including large urban extensions in Worksop and Harworth & Bircotes, and a number of small and medium sized developments in Retford. Neighbourhood Planning is also very successfully in Bassetlaw and this has supported a steady level of development over the past three years. A number of made Neighbourhood Plans now contain site allocations and there are several emerging Neighbourhood Planning Groups who are proposing to allocate sites.</p> <p>Housing delivery in 2018/19 has seen a slight fall. This is partly due to the number of major sites which are in the early stages of site preparation and several brownfield sites which require remediation work. It is expected that housing delivery for 2019/20 will see a return to higher levels of housing delivery, particularly with the adoption of more Neighbourhood Plans.</p>
Bolsover	The Bolsover district housing completions figure of 291 for 2018/19 is an increase on the previous year. Overall, the average number of completions over the last 5 years has exceeded the latest Objectively Assessed Housing Need (OAHN) figure of 272. It is worth noting that this OAHN figure is higher than the figure calculated using the Government's standard methodology.
Chesterfield	Chesterfield Borough's completions for 2018/19 saw a significant improvement on figures for 2016-2018 (up to 212 from 110 in the previous year), although they remained short of the Local Plan and LHN targets. Crucially, development commenced during the monitoring period on a significant number of larger housing sites that, whilst they did not deliver completions in 2018/19, are expected to result in a further substantial increase in delivery for the 2019/20 period.
Derbyshire Dales	Recent levels of completions are the highest in Derbyshire Dales for the past 30 years. The majority of completions have taken place on greenfield sites, which had either had the benefit of planning permission for a few years or were allocated in the adopted Local Plan. The District Council is working pro-actively with the owners/developers of the larger brownfield sites allocated in the adopted Local Plan to ensure that these sites actively come forward for development over the plan period.

Doncaster	Delivery of new homes in Doncaster is considerably above the level required through both the Local Housing Need figure and the emerging Local Plan annual requirement of 920dpa. Housing completions have steadily increased over the last three years with the 2018/19 completion figure representing an all-time record high not seen for over a decade in the Borough. This reflects strong developer interest in the borough, and associated strong jobs growth and investment in the borough's infrastructure.
North East Derbyshire	North East Derbyshire's completions for 2018/19 are lower than figures for 2016/17 and 2017/18. This is due in part to lower sales levels and/or longer lead in times which slowed delivery rates on some large sites. It is also a result of a change in the definition of a completion from 'wind and weather tight' to 'ready for occupation', and a reflection of the fact that major housing regeneration schemes took place involving the demolition of existing dwelling stock during 2018/19. Completion figures are net of any losses that take place during the monitoring year and so development that involves demolition of existing housing stock reduces the completion figure. It is anticipated net housing completions for 2019/20 will be above the previous monitoring year's figure as dwellings are under construction on a number of other major housing sites across the District in particular on The Avenue Strategic Site at Wingerworth, where two national housebuilders are active on site.
Rotherham	Rotherham's completions have dropped slightly from 2017/18 and remain below the longer term average. A significant number of planning applications have been received on newly allocated sites following the adoption of the Local Plan Sites and Policies Document in June 2018. However actual completions remain low due to the time lag of gaining planning permission and actual building starting on site.
Sheffield	Sheffield's completions have dipped slightly from the figures in 2016/17 and 2018/18, although remain above average. This relates mainly to a number of very large apartment schemes that are under construction and where we had expected full completion during 2018/19; instead these sites will fully complete during 2019/20. Unlike housing sites, no completions are generally counted on apartment schemes until the full block is complete.

HOUSING BOARD
09th January 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. The OPE dashboard presented has no new information as returns are not due until later this month.

- 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

Since the October Board one project has been approved by the MCA and is now working towards satisfying it's pre contract conditions.

The remaining two pipeline projects have not progressed further towards an approval decision and considering that other areas of LGF funding are currently experiencing high levels of over-programming, then it is becoming increasingly difficult for these Housing pipeline projects to take up any remaining Housing Fund allocation.

Management Action

One project approved in February 2019 has not yet satisfied their pre-contract conditions. A deadline will now be set for the project to satisfy conditions and enter into an agreement, if this is not met then the project will be returned to the pipeline.

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

The OPE claims are submitted into Government three times a year and as a result the OPE information presented in this dashboard is the same as presented at the November 2019 Board.

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.

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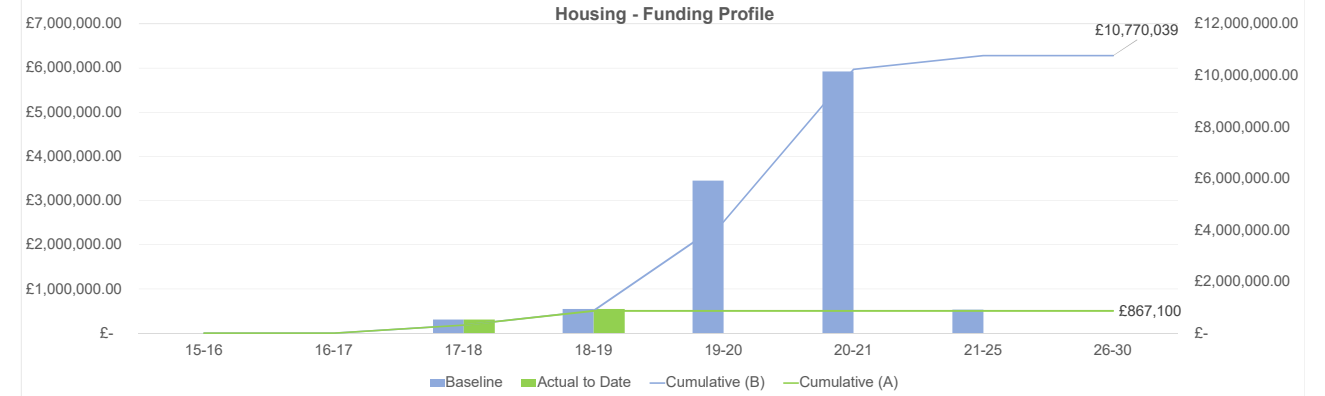
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Financial Progress

Housing Fund	In Contract	Pending Contract	Projects (No.)	Total	Complete	In delivery	Pending Contract	Pipeline
£ 10,000,000.00	£2,654,244	£4,916,915	8	£ 10,770,039.00	£0	£2,654,244	£4,916,915	£3,198,880

[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	£3,451,024	£5,916,915	£535,000		£10,770,039
Actual to Date		£0	£0	£312,118	£554,982	£0	£0			£867,100
Forecast		£0	£0	£0	£0	£3,451,024	£5,916,915	£535,000		£9,902,939
Variance		£0	£0	£0	£0	£0	£0	£0	£0	£0
% Progress		-	-	100%	100%	0%	0%	0%	-	8%

Financial Progress Comments: It has been challenging translating pipeline projects into contracts and delivery. With 15 months LGF Programme period remaining, £2.6m of the £10m available is in delivery, with a further £5m pending contract. The pending contract projects have received deadlines for concluding their pre-contract conditions, otherwise funding may be utilised elsewhere.



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	30	20	0	60
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	10	30	20	0	60
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	1	2	4	0	7
Actual to Date	-	0	0	0	0	0	0	0	0	0
Forecast	-	0	0	0	0	1	2	4	0	7
Variance	-	0	0	0	0	0	0	0	0	0
% Progress	-	-	-	-	-	0%	0%	0%	-	0%
Housing units completed										
Baseline	-	0	0	0	13	50	0	463	0	526
Actual to Date	25	0	0	0	0	25	0	0	0	25
Forecast	0	0	0	0	0	38	0	463	0	501
Variance	-	0	0	0	-13	13	0	0	0	0
% Progress	0	-	-	-	0%	50%	-	0%	-	50%
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. Since the last dashboard the Housing units output forecast has been reduced to take account that it is unlikely that remaining pipeline projects will be delivered through LGF.



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

Project Stages



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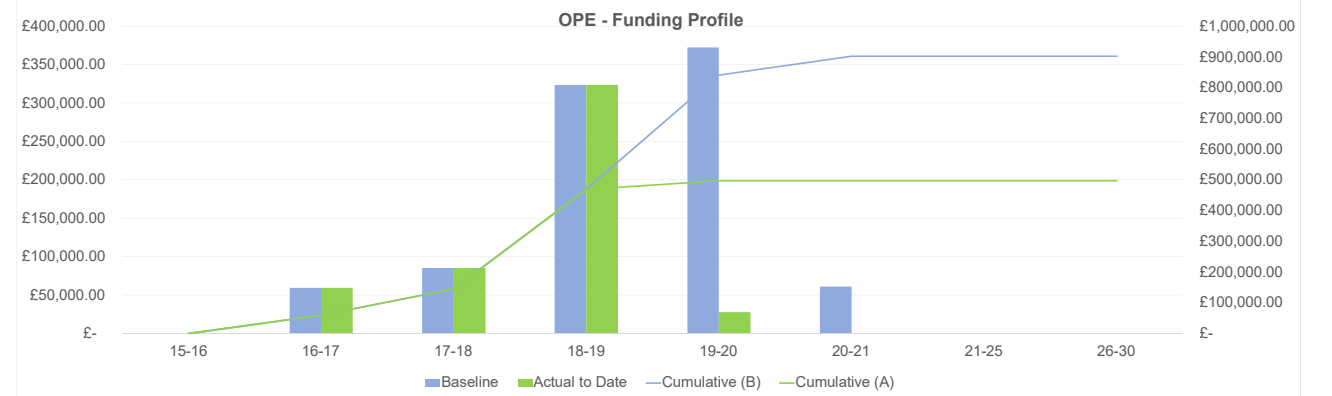
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Financial Progress

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).

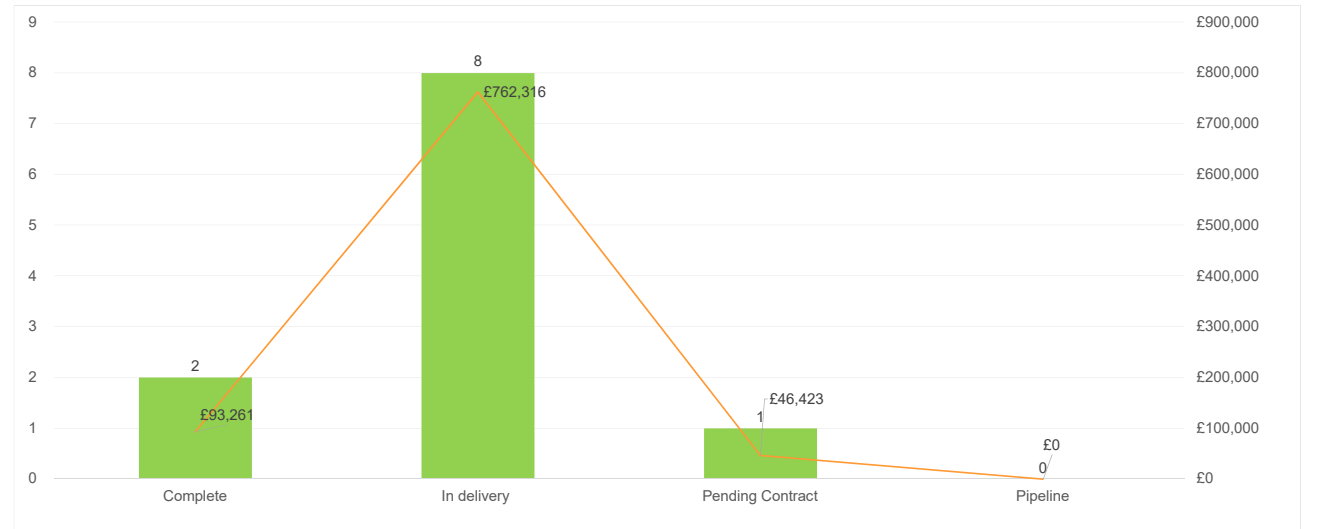


Risk Log

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	Risk Assessment Comments
A	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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