

Public Document Pack



Monday, 10 January 2022

To: Members of the MCA - Housing and Infrastructure Board and Appropriate Officers

You are hereby invited to a meeting of the South Yorkshire Mayoral Combined Authority to be held at **Virtual Meeting**, on: **Tuesday, 18 January 2022 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



You can view the agenda and papers at www.sheffieldcityregion.org.uk or use a smart phone camera and scan the QR code

Member Distribution

Councillor Terry Fox (Co-Chair)
Gemma Smith (Co-Chair)
Damian Allen
Councillor Amy Brookes
Councillor Tim Cheetham
Michael Faulks
Councillor Glyn Jones
Councillor Paul Wood

Sheffield City Council
Private Sector LEP Board Member
Doncaster MBC
Rotherham MBC
Barnsley MBC
Private Sector LEP Board Member
Doncaster MBC
Sheffield CC

MCA - Housing and Infrastructure Board

Tuesday, 18 January 2022 at 1.00 pm

Venue: Virtual Meeting



Agenda

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MCA - HOUSING AND INFRASTRUCTURE BOARD

MINUTES OF THE MEETING HELD ON:

TUESDAY, 7 DECEMBER 2021 AT 1.00 PM

VIRTUAL MEETING



Present:

Councillor Terry Fox (Co-Chair)	Sheffield City Council
Gemma Smith (Co-Chair)	Private Sector LEP Board Member
Damian Allen	Doncaster MBC
Councillor Tim Cheetham	Barnsley MBC
Michael Faulks	Private Sector LEP Board Member
Councillor Glyn Jones	Doncaster MBC
Martin Swales	MCA Executive Team
Councillor Dominic Beck (Reserve)	Rotherham MBC

In Attendance:

Colin Blackburn	MCA Executive Team
Carl Howard	MCA Executive Team
Sue Sykes	MCA Executive Team
Ryan Shepherd	MCA Executive Team
Becky Guthrie	MCA Executive Team
Carl Moore	Homes England

Apologies:

Councillor Paul Wood	Sheffield CC
Councillor Amy Brookes	Rotherham MBC
Gareth Sutton	MCA Executive Team

1 Welcome and Apologies

The Chair welcomed everyone to the meeting.

Apologies for absence were noted as above.

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

Members declared interests in respect of Item 6 regarding schemes in their own council areas.

3 Urgent items / Announcements

None.

4 **Public Questions on Key Decisions**

None.

5 **Minutes of Previous Meeting held on 26 October 2021**

RESOLVED – That the minutes of the meeting held on 26 October 2021 be agreed as a true record.

6 **Programme Approvals**

C Howard presented a paper which requested approval to continue developing three projects for Gainshare funding, subject to the conditions set out in the Assurance Panel Summaries. The paper also requested two project changes for BHF (Brownfield Housing Fund) schemes.

Full details of the schemes and risks identified were included in Appendices A, B and C.

In relation to the Lundwood Flood Alleviation Scheme (FAS), the Board noted that the applicant had not been able to put forward an Economic Case for the project. The Board was informed that this would need to be discussed and agreed with the MCA Executive prior to the submission of the Outline Business Case.

In relation to the Heart of the City 2 (block A) project, M Faulks highlighted that the Outline Business Case did not include any walking and cycling initiatives.

In response, C Howard said that this project was specifically the refurbishment of the building block as infrastructure, but not aimed at the surrounding area. There were other projects being developed around the public realm in this area where walking and cycling is being considered. He agreed in the Full Business Case the project could improve the links to explain what is happening in the surrounding area regarding walking and cycling which is being dealt with through the Transforming Cities submission.

RESOLVED – That the Board approve:-

- i) Progression of “Lundwood Flood Alleviation Scheme (FAS)” project to proceed to OBC (Outline Business Case) for Gainshare Funding to BMBC (Barnsley Metropolitan Borough Council) subject to the conditions set out in the Assurance Summary attached at Appendix A
- ii) Progression of “Snail Yard” project to proceed to OBC for Gainshare Funding to RMBC (Rotherham Metropolitan Borough Council) subject to the conditions set out in the Assurance Summary attached at Appendix B.
- iii) Progression of “Heart of the City 2 (block A)” project to MCA to proceed to FBC (Full Business Case) for Gainshare Funding for SCC (Sheffield City Council) subject to the conditions set out in the Assurance Summary attached at Appendix C.

- iv) Approval of two changes for “West Bar” and “Goldthorpe” which are requesting changes to their approved BHF projects.

Delegated authority be given to the Head of Paid Service in consultation with the Section 73 and Monitoring Officer to enter into legal agreements for the schemes 1 – 4 covered above.

7 **Final Draft South Yorkshire Flood Catchment Plan**

C Blackburn presented a report which provided the Board with the final draft South Yorkshire Flood Catchment Plan.

The final draft South Yorkshire Flood Catchment Plan, attached at Appendix A, outlined the actions to be undertaken to reduce flood risk, mitigate climate change and support climate resilient communities across South Yorkshire.

The Board was asked to provide any final comments, prior to the Catchment Plan being submitted to the MCA Board for approval on 24 January 2022.

The Board noted that the Catchment Plan would be officially launched at an event scheduled for Friday 28 January 2022. The event would be held in Doncaster and hosted by Mayor Ros Jones. Mayor Dan Jarvis would be the keynote speaker for the event. The Environment Agency’s Chairperson and community representatives affected by flooding would also be invited to the event.

In order to deliver the implementation of the Catchment Plan, the Board noted that the Environment Agency and other partners were currently in the process of considering how they could support a project budget to help implementation of the Catchment Plan.

C Blackburn reported that there was the potential to match fund the Environment Agency’s contribution with an amount of the previously committed but unallocated MCA Gainshare funding.

The Board welcomed the news and requested that proposals be prepared to help support the implementation of the Catchment Plan.

The Board thanked C Blackburn, the MCA Housing and Infrastructure team and the wider partnership for developing a robust Flood Catchment Plan.

RESOLVED – That the Board:-

- i) Considered and endorsed the final draft South Yorkshire Flood Catchment Plan.
- ii) Recommended that the MCA Board approve the final draft South Yorkshire Flood Catchment Plan.
- iii) Request that proposals be prepared for the use of an amount of the previously committed but unallocated MCA Gainshare funding (for flood

resilience and mitigation) to support implementation of the South Yorkshire Flood Catchment Plan.

8 **Draft Digital Infrastructure Strategy Delivery Plan**

A paper was presented informing Members that the South Yorkshire Digital Infrastructure Strategy had been approved by the Mayoral Combined Authority on the 20 September 2021, alongside a request that the Housing and Infrastructure Board prepares a Delivery Plan.

Taking on board feedback from Board Members on the scope and content, a draft Delivery Plan to implement the Strategy had been prepared and was attached at Appendix A to the report.

The draft Delivery Plan provided background context, details of how the Strategy would be delivered including proposed actions and interventions, and how success would be measured.

In addition, there were a range of activities included in the draft Delivery Plan that set out to implement the Strategy and deliver the ambitions of the Strategic Economic Plan.

Members noted that resources would need to be secured to take forward implementation of the Strategy. The Superfast South Yorkshire programme clawback offered a potential capital funding over the next 5 years which could support most, but not all activities. Revenue funding would be required to deliver some actions set out in the Delivery Plan.

The use of the clawback funds and other funding for implementing the Delivery Plan would need to be considered by the MCA as part of the usual MCA Business Planning and budget setting process for 2022/23. The opportunity for funding and other resource support from Partners also needed to be explored.

The Board's views were requested on the proposals to inform the finalisation of the Delivery Plan.

The Board welcomed the report and emphasised that there was an urgency to secure funds to implement the Delivery Plan.

C Blackburn acknowledged the Board's comments and agreed to provide a progress update at the next HIB meeting.

RESOLVED – That the Board:-

- i) Considered and commented on the draft Delivery Plan to implement the South Yorkshire Digital Infrastructure Strategy.
- ii) Noted that the resourcing of the Delivery Plan by the MCA would be confirmed as part of the annual Business Planning and Budget setting process for 2022/23.

9 **Strategic Housing Issues Update**

C Blackburn introduced a paper to provide the Board with an update on strategic housing issues in South Yorkshire and to discuss potential future collaborative priority actions.

Members were reminded that a Housing Review was undertaken by the consultant ResPublica in 2020, and the draft recommendations were considered by the Board in October 2020.

The review had identified a range of strategic housing issues in South Yorkshire, which still remain relevant today and were captured broadly under the six key headings:

- Place-making
- Densification
- Affordability
- Quality of Homes
- Housing Retrofit
- Innovative Finance Mechanisms

Although the COVID-19 pandemic had impacted on delivery over the previous 18 months, progress had been made in several areas, with opportunities to explore further collaboration on key strategic housing issues.

The views of the Board were invited on priorities for potential future collaborative action.

Key points arising from Members' questions and discussion are summarised below:

- The Board welcomed the opportunities to collaborate but queried if the correct level of resources were currently available to support the delivery of housing and related place priorities.
- The housing industry were currently awaiting the Standard Assessment Procedure (SAP) to be updated and were also awaiting changes to Part L and Part F of the Building Regulations for new dwellings.
- In relation to the Future Homes Standards: changes to Part L, it was understood that, once the changes were implemented, there could be increased costs to build new homes of between £4-10k per home (depending on the size of house being built). It was felt that this would have an impact on land value, future land viability and possibly affect the number of affordable homes being available.

In response, B Guthrie said that it may be beneficial for the Board to task the local authority Heads of Planning to look at possible solutions and provide a report back to the Board.

In response B Guthrie suggested that standardisation of arrangements (for example, standard forms of leasing, disposal routes etc.) may need to be developed in South Yorkshire in order to give developers, house builders and

housing associations, the comfort that, if they develop in South Yorkshire, then there are not widely different sets of arrangements across the region.

C Moore added that, in relation to land values, the changes may allow for different ways of working. He suggested that there could be an opportunity for developers, land owners and builders to work in partnership with local authorities to mitigate risks.

- It was queried if the Housing Retrofit heading should be replaced with the heading of 'Sustainability of Housing'.
- It was proposed that there should be a refresh of the Modern Methods of Construction (MMC) in South Yorkshire work and a policy developed around addressing the poor standards of housing stock in South Yorkshire, and there was support for the proposal to review the South Yorkshire Residential Design Guide.
- It was suggested that an MCA led Team should be established to lead on net zero and to develop a consistent approach in relation to sustainability.
- The Board requested that a housing Framework be developed to help identify the collective actions to be undertaken to address the strategic housing issues, including showing the interrelationships and resource needs.

RESOLVED – That the Board

- i) noted and commented on the strategic housing issues in South Yorkshire and ongoing and emerging collaborative work in these areas.
- ii) Requested a Housing Framework be prepared to set out the collaborative actions to address Strategic Housing issues.

10

Programme Performance Report

A paper was considered which provided the Board with the latest performance information on Housing and Infrastructure programmes being delivered on behalf of the MCA.

Members were informed that the SYMCA had 40 live capital projects which fell within the remit of the Housing and Infrastructure Board. The projects were funded by four funding streams:

- Brownfield Housing Fund (BHF)
- Getting Britain Building Fund (GBF)
- Gainshare Funding
- Legacy Local Growth Fund (LGF)

The report gave an overview of the performance of programmes and the projects within them and highlighting management actions being taken to mitigate risks.

Members were informed that the expenditure baseline for 21/22 had been initially set at £69.89m with the latest forecasts suggesting outturn expenditure of £23.58m. This level of expenditure would generate a material underspend of £46.31m (65%).

Of this value, £24.15m (52%) related to gainshare funded activity that could be reprofiled without recourse to government. The balance of underspend - £22.16m (48%) – is funded from conditional grant from government, and consents would likely be required to roll-forward the funding to future periods.

A graph at section 2.1 of the report highlighted the forecast full-year expenditure profiles set against the baseline targets.

The GBF and Brownfield baseline target were set by government and required in-year allocations to be fully defrayed within the financial year.

Since the beginning of the year, concerns had growing over the pace of some areas of expenditure.

These issues had previously been reported to the Board and were systemic across partners, largely reflecting pressures arising from the volume of activity and supply chain constraints coalescing around extremely tight deadlines prescribed by government.

Despite those issues, good progress was being made to ensure that the full allocation of GBF funding was defrayed and projects delivered by March 2022.

A graph at section 2.4 of the report showed the milestone status of the projects.

Members noted that, ideally at this stage of the year, the weight of projects would be in FBC processes, or in contract negotiation or delivery.

The graphic indicated a healthy pipeline of projects in progression, but the weight of projects at this early stage development highlighted the increasing likelihood that in-year expenditure targets would be missed.

The pace of delivery was being affected by a number of issues including supply chain pressures which were creating cost inflation and time delays. This issue was exacerbating known risks around internal capacity and the complex nature of delivering viable schemes in challenging Brownfield locations.

The main concern in the short-term was the BHF fund programme where government had set a £20m spend target for 2021/22. The programme had schemes at various stages of development with one in delivery. The current projected contracted value was currently £15.18m.

A graphic at section 2.7 of the report highlighted the milestone status of the Brownfield programme by value, which highlighted the challenge of getting schemes through assurance, contracting, and into delivery by the end of the year.

Members noted that there were currently six schemes that had reached full approval and a further nine in development. The schemes were experiencing barriers to progressing at pace, including lack of cost certainty, detailed design and internal approvals, procurement, and match funding not yet being secured.

Work was ongoing to accelerate Brownfield schemes through the process where possible and mitigate key risks through contract conditions.

RESOLVED – That the Board considered the performance information provided to identify future performance deep-dives or significant areas of risk.

11 **Forward Plan**

The Board considered its Forward Plan.

C Blackburn reported that he would update the Forward Plan to include elements of the Strategic Housing issues discussed at today's meeting.

RESOLVED – That the Board noted the Forward Plan.

12 **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



Housing and Infrastructure Board

18 January 2022

South Yorkshire Housing Prospectus

Is the paper exempt from the press and public?	No
<i>Reason why exempt:</i>	Not applicable
Purpose of this report:	Discussion
Is this a Key Decision?	No
Has it been included on the Forward Plan?	Not a Key Decision

Director Approving Submission of the Report:

Martin Swales, Interim Director of Transport, Housing and Infrastructure

Report Author(s):

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Executive Summary

Board members are asked to receive the South Yorkshire Housing Prospectus and consider further collaboration with Housing Association partners to develop related proposals and opportunities that will deliver greater housing supply across South Yorkshire.

What does this mean for businesses, people and places in South Yorkshire?

The South Yorkshire Housing Prospectus sets out how Housing Associations could use their combined contribution to achieve better housing outputs across the region; to deliver sustainable homes, support neighbourhoods, inclusion, economic growth and employment across South Yorkshire.

Recommendations

The Board is asked to:

- Welcome the South Yorkshire Housing Prospectus and consider the 'offers' by Housing Associations for further collaboration with the MCA and local authority partners to deliver better housing outputs.

Consideration by any other Board, Committee, Assurance or Advisory Panel

N/A

1. Background

- 1.1 The SCR Housing Providers Forum was established five years ago in conjunction with the Combined Authority and it brought together for the first time providers of affordable housing active in the former Sheffield City Region area including the four South Yorkshire local authorities, Housing Associations and Homes England.
- 1.2 The purpose of the SCR Housing Providers Forum is the exchange of strategic thinking, commissioning joint research, sharing pipeline development plans, sharing good practice, identifying barriers to the delivery of affordable housing and being a forum to identify regional needs and the role of Registered Providers in contributing to responding to them.
- 1.3 The attached South Yorkshire Housing Prospectus has been developed by Housing Associations with the wider members of the Forum. It sets out five offers that have been developed to align with the housing priorities of the regional authorities and the SYMCA.

2. Key Issues

2.1 Offer 1: New Affordable Homes

The first offer in the Prospectus sets out how Housing Associations could work with SYMCA and Homes England to deliver new, affordable housing to reflect local need and support the housing growth strategies.

The offer centres around the creation of a visible pipeline of available housing sites to enable Housing Associations to actively plan to inform a pledge of new homes delivery over the next five years. The development of this pipeline could facilitate planning as well as set conditions for the consideration of longer-term delivery partnership arrangements with Local Authorities, SYMCA and Homes England.

This work could also link to the ambition of SYMCA and Homes England for a wider regional pipeline of development sites which would aid investment decision making. Work is currently being undertaken with SCC and partners to categorise the available SCC sites. This work is due to conclude in March 2022 and could be replicated in other areas.

2.2 Offer 2: Roadmap to Net Zero Carbon

The Prospectus sets out five ways Housing Associations could positively contribute to the accelerated delivery of net zero housing.

It is unclear currently how energy performance certificate (EPC) targets relate to decarbonisation net zero targets, but SYMCA would welcome collaboration to

understand this issue further. As part of the SYMCA net zero work and the ongoing work, research is being undertaken to develop options on how the region can achieve greater levels of housing retrofit in liaison with Local Authority partners.

2.3 **Offer 3: Housing & Health**

The Prospectus sets out the link between housing and health and outlines what affordable housing providers offer in this space. They act as 'anchor institutions' in many areas, offering more than just housing but also advice and front-line support for tenants. Deliverables under this offer relate to information gathering and sharing, mapping of housing needs and enhanced cooperation across services to deliver more for vulnerable groups.

The SYMCA is currently looking at developing a standardised set of regional housing data under the 'Data Observatory' project. It may be possible and desirable to consider how some strands of this offer relate to this work.

2.4 **Offer 4: Economic Growth and Employment**

Housing will play a pivotal role in the future economic growth of the region. The Prospectus outlines the role Housing Associations could play in this agenda, through maintaining up-to-date housing market assessments alongside employment and transport requirements and contributing to producing place-based housing plans that show contribution to economic growth by investing in local areas and communities.

This offer also relates to closer collaboration around spending plans to provide aligned investment and creating a shared approach to apprentices.

The offer of contributing to developing place-based housing plans could align well with and link to the Strategic Economic Plan Key Growth Area Economic Blueprints work, which is seeking to develop place-based innovation and infrastructure 'packages' for the growth of key places.

2.5 **Offer 5: Preventing Homelessness**

Housing Associations already support Local Authorities in fulfilling their statutory homeless duty and this Prospectus offers to help develop a more streamlined approach to the delivery of specialist services, alongside statutory agencies, to keep tenants safe and supported.

This offer is primarily aimed at Local Authority level action, although consideration may be given to potential strategic links and opportunities.

3. **Options Considered and Recommended Proposal**

3.1 **Option 1**

To welcome the South Yorkshire Housing Prospectus and commit to working with Housing Associations and Housing Forum Members to further develop the collaborative working proposals to deliver better housing outputs.

3.2 **Option 1 Risks and Mitigations**

- Lack of resources within Housing Associations to deliver on the offers in the Prospectus. The South Yorkshire Housing Forum which includes

representatives from the Housing Associations, local authorities and the SYMCA will help coordinate and join up activity to ensure appropriate collective resources are made available to deliver on the offers.

- Duplicating activity due to overlaps with existing housing functions / ongoing work in local authorities, SYMCA and Homes England. Minimising such overlaps will similarly be achieved through working in collaboration through the Housing Forum.

3.3 **Option 2**

To not endorse the South Yorkshire Housing Prospectus

3.4 **Option 2 Risks and Mitigations**

- This could be perceived as a missed opportunity for the MCA, Homes England and Local Authorities to more closely engage with Housing Associations and the Housing Providers Forum to deliver greater overall housing outputs and related benefits.

3.5 **Recommended Option**

Option 1 is recommended, with follow up actions to be considered.

4. **Consultation on Proposal**

- 4.1 The Prospectus has been reviewed by members of the Housing Providers Forum, the SYMCA Executive; South Yorkshire Housing Directors; Homes England; the Sheffield Housing Growth Board; and the Chief Executive Strategic Housing Lead.

5. **Timetable and Accountability for Implementing this Decision**

- 5.1 The Board are asked to welcome the Prospectus. Timescales for further actions will be developed.

6. **Financial and Procurement Implications and Advice**

- 6.1 There are no financial implications directly arising from this report.

7. **Legal Implications and Advice**

- 7.1 There are no legal implications directly arising from this report.

8. **Human Resources Implications and Advice**

- 8.1 There are no human resources implications arising from this report.

9. **Equality and Diversity Implications and Advice**

- 9.1 There are no equality and diversity implications arising from this report.

10. **Climate Change Implications and Advice**

- 10.1 There are no climate change implications directly arising from this report, although some of the resultant actions and activities, particularly Offer 2 Roadmap to Net Zero, will have direct implications to reducing carbon emissions from the existing new housing stock.

11. **Information and Communication Technology Implications and Advice**

- 11.1 None as a direct result of this report.

12. **Communications and Marketing Implications and Advice**

12.1 There may be some communications and marketing implications for the 'launch' of the Prospectus if welcomed by the Board - dependent on discussion

List of Appendices Included

A South Yorkshire Housing Prospectus 2021

Background Documents

None

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South Yorkshire Housing Prospectus

**Action to deliver sustainable homes and support
neighbourhoods, inclusion, economic growth and employment
across South Yorkshire**

December 2021

Housing is a key factor in people's health, wellbeing and overall life experience. We know that the supply of housing needs to be greatly increased. We owe this to the many people across the region who are living in housing that doesn't meet their needs.

This Prospectus demonstrates how housing associations can use their combined contribution to achieve more impact in the delivery of the housing priorities across the region. By working collaboratively, we can actively contribute towards the delivery of SYMCA's vision and the housing strategies across the four local authority areas.

Devolution in the South Yorkshire Mayoral Combined Authority (SYMCA) provides an exciting opportunity for a joint housing offer across the region. The South Yorkshire Mayor, together with the four Councils have a leading role to play. Housing Associations have a longstanding track record of delivery and are here to help.

Five offers sit at the centre of the vision, aligning with those of the individual authorities and the collective vision of the SYMCA.

1. New Affordable Homes
2. Roadmap to Net Zero Carbon
3. Housing and health
4. Economic growth and employment
5. Preventing Homelessness

These five offers build upon the longstanding investment and contribution from social housing providers across the region. Our contribution is much broader than providing high quality affordable homes. Housing associations make a huge positive impact on the quality of spaces and places. We actively support communities to enable people to live healthy and contented lives.

This Prospectus is intended to be a starting point for our ideas and sets out how we can work together to benefit local communities and contribute to the continued economic growth and prosperity of the region.

The Prospectus lays out how our long-term commitment to housing in South Yorkshire can enhance the housing offer in the region, reflect the housing needs of local communities and deliver much needed high quality, affordable homes.

The Role of Housing

Housing providers are in a unique position to make a continued positive contribution to the development of the region's infrastructure and deliver economic benefit across South Yorkshire.

Here's an overview of what the sector has already delivered:

- Housing associations provide 30,781 homes across South Yorkshire.

- The day-to-day management of these homes directly adds an estimated £87.9m to the regional economy each year, supporting an estimated 1,900 FTE jobs.
- Last year housing associations built 283 new homes in South Yorkshire. This added an estimated £13.6m to the regional economy, supporting an estimated 260 FTE jobs.
- Over the last five years, housing associations have built 1,339 homes in South Yorkshire:

Housing associations across the region can achieve even more together by combining their efforts to deliver the key priorities in this Prospectus. Speaking and acting with one voice increases our impact. Working collaboratively with common goals also brings the benefit of building a broad base of social housing expertise.

Together we can shape the future of affordable housing and build our reputation as a recognised and trusted voice on social housing in the SCR.

This Prospectus seeks to bring housing to the forefront of policy making and investment decisions. Devolution presents us with an invaluable opportunity to work with local authorities, the SYMCA and Homes England to achieve a set of agreed shared objectives. These will benefit both the region and those who call it their home.

A unique factor of social housing in South Yorkshire is that all four Councils within the region have retained their housing stock, two of which operate Arm's Length Management Organisations, Doncaster (St Leger) and Barnsley (Berneslai Homes). This presents a great opportunity for Housing Associations to collaborate with the four Councils to deliver a shared approach in the management of both existing homes as well as new supply.

The combined resources and investment capacity of the housing associations working across the region are significant. This, combined with their significant track record of delivery and longstanding partnership working with Homes England, SYMCA and the four local authorities in the Region provides a significant opportunity to support the post pandemic recovery of the region. This is through improving the life chances and skills of the people living in existing homes, alongside providing additional high quality, affordable homes at the time of a widely acknowledged housing crisis.

Housing associations have an existing strong commitment to Equality and Diversity and have worked together to promote best practice. Housing associations have also worked together with social housing providers in Yorkshire and the Humber, and Greater Manchester, to conduct a baseline survey of performance on services to customers and the composition of Boards and workforces. Joint action plans and KPIs have been agreed from this activity.

Existing regional priorities

It's important to understand the housing priorities across the region, including existing strategies from the SYMCA and the individual councils. Our aim is to align our ambitions with these through an analysis of the strategies and recurring themes.

The Centre for Regional Economic and Social Research at SHU produced a [Strategic Housing Assessment](#) for Sheffield and Rotherham. Although not reflective of the entire region, this provides a further insight to the key housing issues which are also reflected in this Prospectus.

The key themes across the four local authorities are:

- Building of New Homes
- Investment in regeneration of existing homes
- Social and Community Impact and Place Making

These themes align with the initial ambitions laid out in the next section of this Prospectus. It is evident these need to be the focus of the Prospectus to support the local authorities in the delivery of their housing strategies.

Levelling up of the North presents a set of challenges as well as opportunities. This Prospectus signals a different approach in how we maximise the potential benefits, building upon a longstanding culture and track record of collaboration. The importance of this approach has been underlined during the Covid pandemic and also as we look to tackle some of the challenges from a post Brexit economy.

DRAFT

Offer 1: New Affordable Homes

It is widely accepted there is a housing crisis. This has been exacerbated by the pandemic which has brought into the sharp focus the importance of home and how for many people, their current housing circumstances are not suitable for their needs.

The delivery of high quality, affordable housing has been as challenging in South Yorkshire, as it has been nationally. Housing associations and councils are well placed to tackle this and boost economic growth, driven by access to private capital, loan borrowing abilities, Homes England funding and other income streams.

Addressing housing need in South Yorkshire is essential to ensure that any new housing focuses on the right type of tenures in the right locations. It should meet the needs of our diverse and changing population and provide a high quality home at an affordable price.

The first goal of this Prospectus, building new affordable homes, is one way that housing associations can contribute towards this goal.

Affordability and property density varies from area to area. The economic legacy of the region means there are opportunities for development across a range of brownfield land sites through remediation funding.

There is a resurgence in city centre living across England which is also mirrored in South Yorkshire. This is fuelled by a growing younger demographic living in the city region, who often struggle to access the private market due to rent and house price increases. Coupled with limited development and investment in homes in these areas, a surplus of substandard unsuitable housing can sometimes be the only choice for those seeking an affordable home at an affordable price.

This Prospectus highlights how the housing associations working across the region can deliver the much needed new, affordable housing, through sustainable routes, working closely alongside the SYMCA and Homes England to reflect local need and support the growth strategies.

There is an opportunity to develop a place based strategic partnership approach rather than individual sites, underpinned by a grant commitment over a 5-10 year period. This greater certainty will lead to a longer-term commitment and an enhanced ability to deliver larger and more challenging sites.

A joint approach to growth across South Yorkshire will enable potential intervention in acquiring land and preparing this for development. This could be underpinned by a strategic approach to planning, with a presumption in favour of planning where included in the Local Plan alongside increased speed of decision making.

The wide range of housing providers working across the region enables the delivery of a full range of housing types, ranging from supported/ extra care schemes, affordable rent or shared ownership.

What sets housing associations apart from private housing developers is their longstanding commitment to placemaking, regenerating local communities and the

fact they are not for profit. Their focus is on the provision of high quality, safe, affordable housing that genuinely meets the region's housing needs.

The residential sector is responsible for 28% of UK carbon emissions every year. Through the provision of high energy efficiency and low carbon housing, social housing can show leadership and make a real contribution to addressing this problem.

It's important that the delivery of new homes is balanced with the impact on the environment. The sustainable development of homes places an emphasis on enhancing the biodiversity of areas and greening through approaches that increase the green cover in built environments. There are also strong links between mental wellbeing and access to green space and environments. A sustainable development approach will deliver modern homes which are better for both people and places.

Housing associations bring a proven track record of delivery, financial stability and operate within a regulated sector. With continual advancements in building methods and technologies, coupled with a genuine desire to deliver great homes, the new homes that can be delivered across South Yorkshire will be low carbon and provide long term sustainability.

Our Offer

The delivery of new affordable homes is reliant upon a pipeline of future sites, coupled with an assessment of capacity that enables longer term decision to be made as part of the wider regeneration of place.

Our offer is to undertake an assessment of both financial capacity and pipeline sites at a regional level. This will then enable an assessment of how this capacity and the pipeline of sites can be used to increase the supply of new affordable homes, resulting in a pledge of new homes delivery over the next five years. Linking into the Strategic Economic Plan this provides an opportunity to unlock some of the larger strategic sites.

A clear picture of capacity and pipeline sites enables longer term delivery partnership arrangements to be explored. These could range from joint ventures that apply a shared return on investment and/or deferred payment for land through to long term strategic funding arrangements with the SYMCA and Homes England.

Alongside fulfilling a supply of new homes, we will also use our capacity and scale to ensure these homes are equipped and designed to be low carbon and sustainable.

We understand the differing impacts of different tenures, alongside the value of existing homes in a strive to a fully sustainable housing stock.

In summary we will:

- As part of our longstanding commitment to placemaking we will build more homes across a wide range of tenures.
- Build the right homes in the right place as part of a placemaking approach to meet current and future housing need
- Minimise our impact on the environment by using local materials and adapting our construction methods to meet the challenges of a low carbon economy.

- Utilise our existing approach through OSHA to develop the offsite construction supply chain at greater scale and pace,
- Achieve a Net Zero new housing model by 2025 to meet the Future Homes Standard.

Case Studies

Forge New Homes

Forge New Homes (FNH) is a residential developer operating in the Sheffield City Region (SCR) that was set up in 2019 as a joint venture by five housing associations - Great Places Housing Group, Yorkshire Housing, Together Housing Group, South Yorkshire Housing Group and The Guinness Partnership.

At the time there was a relatively low number of developing HAs in the SCR and the SCR combined authority had a target of 7,000 – 10,000 completions a year. This presented an opportunity to contribute to the provision of high quality homes in the region.

FNH mainly targets sites suitable for 100 plus homes. It aims to build 300 homes a year for open market sale with Shared Ownership and affordable rented properties delivered as required by each Local Authority's planning policies. The profits created are returned to its Members to be reinvested in new affordable housing and communities. Being part of FNH enables Members to take balanced commercial risks which they may be unable to take on an individual basis.

FNH can also work in partnership with local authorities and other public and private sector organisations in the SCR to deliver new homes.

Off-Site Homes Alliance

The Off-Site Homes Alliance (OSHA) currently consists of 23 housing associations (several in the SYMCA). This approach combines resources to enable them to operate at scale to deliver high quality, affordable and highly performing homes using the very best and robust offsite technologies.

Offer 2: Roadmap to Net Zero Carbon

With 85% of UK homes predicted to still be in use by 2040, we can support South Yorkshire's communities and economies by investing in the decarbonisation of existing homes and neighbourhoods.

How we adapt and future proof our existing homes can also contribute to the regeneration of place. Updating and retrofitting existing homes is one of the main ways we can regenerate communities.

Improving the energy performance of, and decarbonising the energy used in existing homes is one of the biggest challenges faced by the region. If successfully delivered this can positively contribute to reducing fuel poverty by making homes cheaper to live in and improving health/ wellbeing outcomes.

There will always be some homes that come to the end of their working life or are no longer the right home in the right place. We will continue to work proactively alongside the SYMCA to identify what actions are needed to ensure our homes continue to be viable and contribute to a low carbon future.

This Prospectus highlights the central role of sustainability in our future housing offer. Co-ordinating a region-wide approach to environmental improvements not only enables greater sharing of expertise and resources; it also enables shared solutions to be developed for many of the challenges we currently face.

A range of possibilities can be delivered through developing a green infrastructure across South Yorkshire, including the development of 'green skills' and providing access to a range of employment opportunities. This also enables greater influence over the supply chain to ensure the highest standards are maintained whilst also delivering cost effective solutions.

The Future Homes Standard will require all new build homes to be net zero carbon by 2025. This Prospectus provides an opportunity for South Yorkshire to be at the forefront and a leader in sustainable construction of new homes alongside the improvement of existing homes.

As well as supporting a greener future, the development of a joint approach provides a greater opportunity for the sharing of resources and skills in responding to the Building Safety legislative requirements. This will also ensure South Yorkshire is leading the way in the adoption of Consumer Regulation across the sector.

Our Offer

In summary we will:

- Map the EPC ratings of our existing homes and commit to achieve EPC C by 2030.
- Explore opportunities to maximise the potential impact from retrofit being linked to joint employment and skills/ training opportunities
- Ensure all new affordable homes built from 2025 meet or surpass the requirements of the Future Homes Standard.

- Develop a regional roadmap to achieving net zero homes across our existing and newbuild stock.
- Explore the opportunities for joint bids for external funding (e.g. fabric energy efficiency improvements, PV, battery storage, air source heat pumps)

Case Studies

Place making and retrofit

SYHA is undertaking a review of all of its neighbourhoods during 2021/22 to identify places where they can densify/build new homes alongside retrofitting existing homes and providing high quality public spaces.

Feasibility work at one of their largest estates has highlighted how they can add 135 new homes alongside a comprehensive retrofit programme to the existing homes. This approach will use the same design and environmental standards for the new and existing homes to create a seamless mix and customer offer.

This is underpinned by plans to develop a new urban design framework and landscape, using blue and green infrastructure, to create a strong sense of place. This will promote wellbeing whilst also responding to the climate emergency and biodiversity crises.

WikiHouse low carbon homes

The first social rented homes using the WikiHouse model have been built in Sheffield. WikiHouse is a digitally-manufactured building system that makes it simple to design, and assemble high-performance, low carbon homes. These beautiful sustainable homes use open source housing designs, reducing costs and sharing intellectual property. An additional scheme is currently being developed.

Moving to net zero

Many Housing Associations have heat networks providing the heating and/ or hot water for customers. There is legislation in place to ensure these systems are operated safely but no regulations to ensure the systems are operated in a manner to reduce carbon or be as efficient as possible.

As we work towards Zero Carbon there is a need to ensure heat networks are efficiently operated. Great Places have a number of heating systems and have successfully gained a full grant from The Heat Network Efficiency Scheme Demonstrator programme.

The grant is being used to learn how to achieve fuel and carbon savings in the existing heat network and then applied within their other heat networks. The knowledge gained will also be shared with other Housing Providers.

Future Homes Standard

Great Places Housing Group has teamed up with building research specialists BRE Group on a project to develop a strategy for its affordable development programme to be zero carbon ready by 2038.

As part of the project, BRE, who provide research and advice to a range of bodies including the UK Government, will undertake a comprehensive analysis of Great Places' current operations and practices to understand the impact of net zero carbon. This will include undertaking a market assessment of technological solutions, liaising with customers, including internal and external stakeholders to build a picture of their requirements, and working with Great Places to update its specifications and standard house types to be flexible for the future.

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Offer 3: Housing & Health

South Yorkshire suffers from higher levels of deprivation than the national average. Housing is a cornerstone to the wellbeing and prosperity of individuals and families.

Housing associations have a dual focus when it comes to housing provision. The aim is to provide safe, affordable quality housing, and to also deliver significant impact by supporting customers to help them sustain their tenancies. This makes them well placed to support the success of people and places.

The COVID-19 pandemic hit many communities hard. For those who require additional support, housing associations are uniquely well placed to deliver this as part of their wider placemaking role and long-term investment in communities.

Throughout the pandemic housing associations were integral to the commitment to pause evictions. Giving tenants the support to improve their financial security is not only necessary for their wellbeing but also helps to prevent tenancies from failing.

Health is intrinsically connected to housing. Across South Yorkshire, there are a range of health services and housing providers already connect and work with. However, this is often at an individual organisation level. There is now an opportunity to build on this approach to create homes for a healthy life.

Across the region there are a number of households that are living with a disability and who rely upon the support they receive from councils and housing associations. We could do even more if we were to combine our efforts and resources.

We know that councils and housing associations provide a high-quality service. In many places they are the anchor institution and acts as a primary source of advice and support. They also offer much more than just a home through their wider contribution to the success of many communities across South Yorkshire.

Our Offer

In summary we will:

- Provide safe and affordable homes
- Provide supported housing for tenants who need extra living support including financial difficulties and maximising incomes.
- Work with local authorities and NHS to provide additional support for tenants (e.g. refuges, social service referrals, mental health services)
- Explore the opportunity to develop an Accessible Homes Register to make better use of homes where substantial adaptations have been fitted.
- Deliver robust individual anti-social behaviour approaches to ensure consistent and thorough support.
- Map the gaps in health, especially the provision of mental health support across the region.
- Contribute to supporting vulnerable groups – many refuges, shelters and support services are over stretched and oversubscribed. An increasingly coordinated regional approach can be developed to tackle homelessness and domestic abuse.

- Support and introduce connections between services to alleviate pressures and build a network of provision across the region.

Case Studies

Living Well is a ground-breaking supported housing model in Sheffield that started in 2014. It was created by SHSCT to enable people with an acute mental health crisis who were being treated in rehabilitation wards outside the city to get the support they needed in “normal” housing, close to family and friends.

SYHA worked with the Trust to provide the houses and housing support. The Trust provided wrap-around clinical support, to reflect their patients’ fluctuating level of need. When the customer is ready, they transfer to a “general needs” tenancy with SYHA without having to move house. Since 2014, over 40 people have returned to Sheffield. The model has had a massively positive impact on people’s outcomes and generated significant savings for the public purse.

Great Places tenancy support service

Pete was rehoused by Great Places after ‘sofa surfing’ for a number of years. Pete suffers from severe eczema and alcoholism, which greatly affected his mobility and cognitive ability. He didn’t have any professional support in place, to enable him to live independently in his home and was at risk of being unable to sustain his tenancy.

Pete was referred to the Great Places Tenancy Coach service and Sheffield Council Social Care to get the support he needed. He was helped to access benefits he was entitled to and assistance to furnish his home. Pete agreed to a referral to Alcohol Support to reduce his alcohol dependency and was referred back to his GP to help him to manage his health conditions.

Pete is now settled in his home and has a comprehensive support package in place. His carers visit him at home twice a day to cook, clean and issue Pete’s medication. Pete has support from his sister who lives close by and now has a little dog for company: ‘Gromit’.

Supporting refugees

Working together in partnership with other service providers and agencies has enabled Great Places to help Mr X, a Ugandan national who arrived in the UK in 2015 as a refugee.

Mr X was alone with no family or friendship support and didn’t understand how things worked in the UK. He fell into debt while seeking employment because he didn’t know he should register as unemployed, so he had no income for two months.

Great Places helped Mr X get his electricity and heating debts written off, and helped him access The Food Work’s Sharehouse Market where, for a £1 contribution, he could pick up fresh food. A referral was made to St Vincent’s Furniture Store, to help him furnish his flat.

He was signposted to The Sanctuary Project - a charity that supports asylum seekers and refugees with information, advice and support. He has registered as severely sight impaired since arriving in the UK and has been put in touch with Sheffield Royal Society for the Blind for additional support.

Mr X now feels better equipped to settle down in his new home of Sheffield.

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Offer 4: Economic Growth and Employment

The positive impact housing has on the wider regional economy and infrastructure is well documented. This is not just the immediate benefits but also the longer-term ripple effect that housing associations make a positive contribution towards.

The journey to net zero carbon housing requires investment and could be a positive enabler for job creation to support the retrofit of thousands of homes. Housing associations across the region are aiming to bring all homes up to EPC C by 2030, and to achieve Net Zero by 2050. Along with other businesses aiming to reduce their carbon footprint, this has the potential to support the creation of new green jobs across the SCR.

The trend for hybrid working started by necessity during the pandemic is here to stay. People working from home are more likely to spend money locally and support local businesses. New homes and incoming residents can play a useful role in boosting the economy and businesses in local areas.

As not-for-profit providers we also look for the additional benefits we can provide for local communities in the areas we develop new homes. Whether that is through apprenticeships and training or opportunities we can create for the local workforce through construction projects.

The SYMCA and LEP [20 Year Economic Strategy](#) has laid out the future economic growth plan for the region. This Prospectus links with wider infrastructure plans, to ensure housing is a key priority for the region.

Our Offer

In summary we will:

- Use partnership networks from across the sector to maintain up to date housing market assessments alongside employment, transport etc. This will be key in making housing more integrated into economic growth, not just in regeneration.
- Produce transparent and place-based housing plans which show how we can contribute to economic growth by investing in local areas and communities.
- Develop a shared approach to apprentices across longer term SY programmes.
- Be reactive to local markets: Identify areas with less stable or weaker housing markets and focus on regeneration through renovation and improvements.
- Link up spending plans to provide aligned investment. This minimises overlap or duplication alongside enhanced opportunities for collaboration and the delivery of lasting impact.

Case Studies

Employment support for people with disabilities

South Yorkshire Housing Association's Good Work services support people with health conditions and disabilities to find and retain employment. In the past three

years, they've supported more than 2,500 people to achieve their employment aspirations. Over 75% of Good Work participants have a health condition or disability.

Good Work programmes have leveraged national, regional and local funding to support economic renewal. Since 2017, more than £20m has been invested in closing the disability employment gap and enhancing wellbeing and productivity in SCR. This includes free training and advice for employers (e.g. Mental Health Awareness Training for line managers, in partnership with the University of Sheffield).

The journey to work

Ongo have a specialist team who offer support, training and guidance to help customers overcome any barriers they have, and work towards getting them the skills they need to get into work.

Ongo Communities is a charity, and part of the Ongo group. Supported by an internal grant from Ongo Homes of £1 million per year and a range of externally funded projects and services, the Ongo Journey to Work has been developed to offer a variety of programmes to coach and support customers to help them back into employment.

The team works with over 1000 customers each year through the variety of employment and training initiatives:

In addition to this, Ongo have its very own social enterprise recruitment agency who have strong relationships with local employers and provide the final part of a customer's journey in to paid employment.

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Offer 5: Preventing Homelessness

The prevention of homelessness is one of the biggest challenges for the region. Whilst its causes and solutions are complex, street homelessness is a visible sign of the scale of the problem.

However rough sleeping is only the tip of the iceberg. Statutory homelessness extends to those who lack a secure place in which to live, but homelessness also includes those who are staying in hostels, B&Bs or on friends' floors and sofas.

Housing associations, local government or the voluntary/ community sector cannot individually resolve homelessness. However through working together, we can develop sustainable solutions to tackle homelessness.

Housing associations already support local authorities in fulfilling their statutory homeless duty in a number of ways:

- We let homes to people in most need.
- We support those at risk of losing their homes (e.g. due to mental ill health or rent arrears) and prevent homelessness through tenancy sustainment services.
- We have provided properties for use as temporary accommodation for homeless people, and provide move-on accommodation, freeing up hostel spaces for rough sleepers.
- We work with women's refuges and identify people at risk of becoming homeless through domestic violence or safeguarding issues.
- We support young people, who are particularly vulnerable, and provide accommodation projects for young homeless people including care leavers.
- We work in collaboration with councils to advise them if a tenant is at risk of eviction, for example due to antisocial behaviour or rent arrears. This is part of the National Housing Federation's Commitment to Refer.

Housing associations have expanded their services for homeless people. These include new provision for nearly 100 homeless people using the Housing First model. Housing First removes entry barriers for people with a history of homelessness, chaotic lifestyles and tenancy breakdowns. Tenancy sustainment rates have been consistently over 80%. This is far higher than any previous solutions.

Specialist professional services are also a big part of how this partnership looks to support existing tenancies. For example, when supporting victims of abuse or those facing homelessness, implementing a trauma informed approach yields higher rates of success.

Housing First is internationally recognised as a best practice approach to generating sustainable tenancies for homeless people. The retention rate is far higher than for traditional housing schemes to reduce homelessness. Local authorities across the City Region have collaborated with housing associations and specialist support providers to get local provision up and running. There are now active schemes in Chesterfield, Doncaster and Sheffield (where the Council provides this service.)

We recognise the essential nature of specialist services in our offer.

Our Offer

In summary we will:

- Develop a more streamlined approach to the delivery of specialist services at a regional and local level, alongside statutory agencies to keep tenants safe and supported.

Case Studies

Housing First in Rotherham

Housing First is internationally recognised as a best practice approach to generating sustainable tenancies for homeless people. The success rate is far higher than for traditional housing schemes at reducing homelessness. Local authorities across the City Region have collaborated with housing associations and specialist support providers to get local provision up and running. There are now active schemes in Chesterfield, Doncaster and Sheffield (where the Council provides this service.) The longest established service is in Rotherham where the Council has commissioned Target Housing and SYHA to provide over 40 self-contained homes for rough sleepers and people facing homelessness. In the case of SYHA, this takes the number of homes they provide for homeless people to over 250 places. The success rate has been astonishingly high with over 80% of customers still in their homes a year after their tenancies began. The proportion of BME people in the service is also high, with some services accommodating over 30% of BME customers. Lack of access to homeless services for BME people has been repeatedly noted elsewhere in the country.

A place to call home

A parent previously living in temporary accommodation with his young children finally moved into a place they could call home.

When the Yorkshire Housing team checked in with them, the customer didn't have enough money for food. He had used the personal element of his Universal Credit payment to pay the rent in advance because he desperately wanted a permanent home for his family. His next UC payment was 3 weeks away. Yorkshire Housing's tenancy coach team applied for a grant to help them with items they needed for the house, and the team provided supermarket vouchers for the family to buy the food and essentials they needed.

Afterwards the customer thanked the team for their support, and "for being there and listening to my problems and going above and beyond to help me".

The customer feels confident about managing their tenancy going forward and the family have settled in to their new home.

Yorkshire Housing works with 5 support providers in South Yorkshire to offer a range of homes for customer either at risk of homelessness or with additional needs such as learning disabilities.

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Next Steps

The context and challenges discussed in this Prospectus lay the foundations that inform our five offers for the region. The work housing associations are already doing to achieve these ambitions will only be accelerated by the proposed enhanced levels of partnership and joint working outlined within this Prospectus.

The opportunity for economic and community growth is there for us to develop, with new affordable homes, reducing our carbon footprint and supporting those most in need in our communities. Working together housing associations can provide a valuable and significant contribution to improve the housing offer for people across South Yorkshire.

Change needs to be delivered at pace, whilst also using the strength and diversity of the collective to maintain the momentum.

Keeping our core goals at the centre of our developing partnership will demonstrate our ability to make advancements in the region in building, investment, shared practice and knowledge to engage with political support and planning. We can make a positive impact and in turn change the life chances for communities across South Yorkshire.

We look forward to working alongside the Mayor and other elected colleagues as well as the SYMCA and Homes England to develop some measures against each of the five offers in this Prospectus so that we are able to report on progress with delivery on an annual basis.

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Housing and Infrastructure Board

18 January 2022

Programme Approvals

Is the paper exempt from the press and public?	No
Purpose of this report:	Funding Decision
Is this a Key Decision?	Yes
Has it been included on the Forward Plan?	Yes

Director Approving Submission of the Report:
 Gareth Sutton, Chief Finance Officer/s73 Officer

Report Author(s):
 Carl Howard – Senior Programme Manager
 carl.howard@sheffieldcityregion.org.uk

Executive Summary

This paper requests approval to enter into contract for one BHF (Brownfield Housing Fund) project, subject to conditions set out in the assurance summary. The paper also requests the Board recommend one GBF (Getting Building Fund) and Gainshare funded project for full MCA approval. Finally, the paper recommends changes for one approved scheme.

What does this mean for businesses, people and places in South Yorkshire?

This report is seeking approval to progress business cases and enter into contract for a number of investment proposals which will support the Mayoral Combined Authority's (MCA's) aspirations.

Recommendations

The Board consider and approve:

1. Progression of "Century BIC" project to the MCA for full approval of £2.6m Getting Building Funding/Gainshare to RMBC (Rotherham Metropolitan Borough Council) subject to the conditions set out in the Assurance Summary attached at Appendix A

2. Full approval of “Goldthorpe Residential Strategy – Market Site 1” project for £0.23m Brownfield Housing Funding to BMBC (Barnsley Metropolitan Borough Council) subject to the conditions set out in the Assurance Summary attached at Appendix B
3. Approval of one project change for “Malthouses” which is requesting changes to an approved Brownfield Housing Fund project.
4. Delegated authority be given to the Head of Paid Service in consultation with the Section 73 and Monitoring Officer to enter into legal agreements for the “Malthouses” and “Goldthorpe Residential Strategy – Market Site 1” schemes covered at number 2 and 3 above.

Consideration by any other Board, Committee, Assurance or Advisory Panel

Assurance Panel	07 January 2022
Assurance Panel	06 December 2021
Assurance Panel	20 December 2021

1. Background

- 1.1 In June 2020, the Government launched ‘A New Deal for Britain’ which is a key part of the support the post-pandemic economic recovery across the UK. As part of this strategy, £40.3m of capital funding and £0.84m revenue funding was allocated to the MCA to support the development of housing schemes on brownfield land up to the end of March 2025. A further £33.6m Getting Building Funding was awarded for “shovel ready” infrastructure schemes which were able to have an immediate impact in priming investment in local areas.
- 1.2 This report seeks FBC (Full Business Case) progression and approval of two schemes funded through a mixture of Getting Building, Gainshare and Brownfield Housing Funding. The report also seeks approval for one change request for an already approved project.

2. Proposals and Justification

2.1 Full Business Case (FBC) Approvals

The Rotherham based ‘Century BIC’ project detailed in Appendix A seeks a further £2.6m following an initial approved investment of £2m in October 2020. A further £1m gainshare funding was provisionally approved in March 2021 with the remaining £1.6m requested from GBF. Changes to working behaviours arising from the pandemic has precipitated a change in the project design with a refocus on manufacturing workshop space generating additional cost. The GBF change request has been considered and approved by government. The assurance summary includes conditions which it is recommended be met during contracting.

As this proposed investment is above the £2m thematic board approval threshold, this report is seeking a recommendation from the Housing and Infrastructure Board for the MCA to approve contract award. Further detail for the scheme is held in Appendix A.

- 2.2 Approval is also sought for the authority to enter into contract for the Brownfield Housing Fund “Goldthorpe Residential Strategy – Market Site 1” project (£0.23m), subject to a number of conditions. The project is based in Barnsley and the

assurance summary includes those conditions which it is recommended should be met during contracting. Further detail on the scheme is held in Appendix B.

2.3 **Approval of One Change Requests**

In recognition of unforeseen circumstances that can arise during the project delivery phase, the approved Assurance Framework establishes a formal process for the acceptance of change requests. These change requests could be financial, requiring reprofiling of funds, or could be to amend deliverables or timescales.

This report recommends approval of a change to the grant award value for the 'Malthouses' Brownfield Housing Fund scheme arising from unavoidable cost inflation. Details of the change request can be found in Appendix C.

3. **Options Considered and Recommended Proposal**

2.1 Do not approve the recommendations in this report.

2.2 **Option 1 Risks and Mitigations**

Inability to approve the projects presented may result in a slower pace of delivery and loss of activity/spend within the funding programmes.

2.3 **Option 2**

Award projects a smaller amount of grant funding.

2.4 **Option 2 Risks and Mitigations**

All funding awards associated with the projects have been fully appraised in line with the MCA Assurance Framework to ensure value for money. Any projects approved to develop FBC's will have their costs and funding tested on submission of their FBC. Funding for these projects is timebound by the funding bodies and any reductions is likely to cause deliverability issues for the projects.

2.5 **Option 3**

Approve all recommendations

2.6 **Option 3 Risks and Mitigations**

In approving the recommendations, projects will continue to develop and will be represented at a future Board meeting for a final decision on entering into contract for grant funding. Any Board considerations can be taken on board during the continued development of the projects.

2.7 **Recommended Option**

Option 3

3. **Consultation on Proposal**

3.1 Project sponsors are required to publish business cases on their own websites (or an appropriate summary of the submission) and must consider all comments received and reflect this in the next stages of the application process.

4. **Timetable and Accountability for Implementing this Decision**

- 4.1 Subject to the approval of the recommendations, the Head of Paid Service in consultation with the Section 73 Officer and Monitoring Officer will progress to enter into legal agreements with each promoter.

5. Financial and Procurement Implications and Advice

- 5.1 Challenging financial targets are set for the Brownfield Housing Fund and Getting Building Fund. Whilst some shortfall is anticipated against the Getting Building Fund 21/22 financial target, projects are underway and expected to conclude in 22/23 with the Government up to date on progress. The Brownfield Housing Fund is currently aiming for £15m in contract by the end of March 2022 against a £20m expenditure target.

6. Legal Implications and Advice

- 6.1 The legal implications of the projects have been fully considered by a representative of the Monitoring Officer and included in the recommendations agreed within the Assurance Summaries as presented in the Appendices.
- 6.2 Prior to awarding the grants, the MCA shall ensure contracts are put in place to ensure the recipients comply with the grant conditions

7. Human Resources Implications and Advice

- 7.1 N/A

8. Equality and Diversity Implications and Advice

- 8.1 Appropriate equality and diversity considerations are taken into account as part of the assurance of the project business cases

9. Climate Change Implications and Advice

- 9.1 The Goldthorpe scheme will deliver homes to the Barnsley Low Carbon Standard, incorporating air source heat pumps, solar PV, EV charging points, PV battery storage, triple glazing, secure cycle storage. The Century BIC scheme is being delivered on serviced plots on an existing business park, with the road infrastructure and capacity designed from the outset to be capable of accommodating the anticipated increase in vehicle movements associated with the plots coming forward. The build is expected to achieve a BREEAM sustainability assessment rating of 'Very Good'.

10. Information and Communication Technology Implications and Advice

- 10.1 N/A

11. Communications and Marketing Implications and Advice

- 11.1 The approvals provide positive opportunities to highlight the difference the MCA's investments will make to people and passengers, businesses and places across

South Yorkshire and how Members are taking action to support the region's recovery from COVID

List of Appendices Included*

- A Assurance Summary – Century BIC
- B Assurance Summary – Goldthorpe Residential Strategy – Market Site 1
- C Project Change Request – Malthouses

Background Papers

None

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Assurance Summary

Scheme Details

Project Name	Century BIC Phase II		
Grant Recipient	Rotherham Metropolitan Borough Council		
SCR Executive Board	Infrastructure	MCA Funding	£4.6m (£3.6m GBF £1m Gainshare)
% SCR Allocation	100%	Total Scheme Cost	£4.6m

Appraisal Summary

Project Description
<p>Delivery of Century Business Centre Phase II - a second phase of the popular Century Business Park. This phase will create around 15,000 sq. ft. of new floor space for office and clean manufacturing “move on” space within B1 use class. This high quality, publicly owned and operated employment space will be made available to business within the local area, as well as to the wider Borough and City Region. Building on the first phase of the Century Business Park this project will allow current occupants and other businesses to move to larger premises as their business grows, alongside providing additional managed space suitable for new businesses as the Council looks to assist the economic recovery caused by the Covid pandemic.</p> <p>With land acquisition and construction works for Phase I (£4m+) having taken place, considerable investment has already been made in the area. The site already benefits from excellent road infrastructure with capacity designed to be capable of accommodating the anticipated increase in vehicle movements associated with further plots coming forward. Landscaping and public realm works created a high-quality environment for the businesses based there which will be further enhanced as part of this scheme.</p> <p>MCA funds will be used to support all elements of the development; excluding prelims, and site surveys that have already been paid for from the approved RMBC budget within the Councils Capital Programme.</p>
Strategic Case
<p>The project is strongly aligned to the Strategic Economic Plan. Specifically, it will provide South Yorkshire businesses with the support to reach their growth potential by providing ‘grow-on’ space for expanding businesses; thereby freeing up smaller premises for business starts. It will also secure investment in infrastructure to support economic growth.</p> <p>The project will broadly support SMEs in realising their growth ambitions, by providing the infrastructure needed to support business start-up, business expansion and employment growth. It is therefore well aligned with the Business Growth and Recovery Board.</p> <p>Due to its location, the project is also aligned with Barnsley Council’s economic vision and ambitions for regeneration and job creation in the Dearne Valley, in addition to those of Rotherham Council as the scheme promoter.</p>
Value for Money
<p>The project delivers 66 net additional jobs (75 gross additional) at a cost per job of £69,896. This is outside what is normally considered acceptable value for money and represents a high investment per net job. However, under the circumstances of rising cost and redesign of scheme due to Covid, this may be deemed acceptable. The project is estimated to generate net additional GVA of approximately £22.17m over a 10-year period. This equates to a return of £5.63 per £1 of MCA investment.</p> <p>Vehicle movements to the site are anticipated to increase by 100 per day; however, the highway network has been assessed as capable of accommodating this additional traffic without significant detriment to</p>

the highway operation. Construction will have to adhere to the Council's Core Strategy CS28 'Sustainable Design'. The project is not expected to have any negative social impacts.

Risk

A key risk to the project is the possibility of not spending GBF in time. There seems to be no valid backup plan to mitigate this. Withdrawal/clawback of GBF will therefore likely result in either an uncompleted scheme, further recourse to the MCA or a more drastic redesign value engineering which may then reduce benefits significantly and render the value for money position untenable. The applicant has made it clear that RMBC will not be able to provide additional funds to cover any cost overruns.

There are also known supply issues for materials which may impact construction programme. The applicant has indicated that orders will be placed early for high-risk items.

Key risks to the Economic Case include the realisation of benefits and the level of certainty as to the project costs. Benefits have been calculated using a recognised method of converting floorspace type/area into FTE's using HCA density guidelines, which is considered acceptable. There is the possibility that the project could displace FTE's from the existing Phase 1; however, this has been taken account of in the assessment of value for money by assuming displacement is 25%. There is also the possibility that COVID-19 may reduce employers' appetite to take on new employees and larger space; however, the applicant reports that the Council's business centre occupancy rate has only a slight decrease of 3%, highlighting the strong demand for these centres.

The applicant has specified cost certainty at only 60%. This is low for a project at FBC stage. A contingency budget of 5% has been allocated in the project costs; however, given the level of cost certainty, this could be on the low side.

Delivery

A Project Team is established which is led by an appointed Project Manager. The Project Manager is responsible for day-to-day management of the project, working under PRINCE II guidelines. The Project Manager is currently in place working with the Investment & Economic Initiatives Team, in the Rotherham Investment & Development Office.

The scheme has laid out future milestones which appear realistic. It is encouraging that significant work has already been undertaken to advance the project to this stage.

Legal

The project has sought legal advice which has proposed that this can be covered by GBER. RMBC is now proposing to use Article 56 to undertake the project. This restricts public grant to the difference between investment costs and operating profit.

Whilst an initial development appraisal has been carried out on the centre, RMBC have been asked to check and refine this so that it presents an accurate and up to date picture of the overall viability of the development. MCA funding should be restricted in a grant offer letter to the difference if this is less than the request.

Recommendation and Conditions

Recommendation	Full award subject to conditions
Payment Basis	Payment on defrayal
Conditions of Award (including clawback clauses)	

The following conditions must be satisfied before contract execution.

Following the procurement of a contractor, RMBC to confirm the final tender price is in line with the FBC Financial Case.

The following conditions must be satisfied before drawdown of funding.

Confirmation that any cost overruns will managed such that the value for money position is not unduly impacted.

Confirmation that, in case GBF is not fully defrayed and has to be returned, there will be no recourse to further MCA funds

The following conditions must be included in the contract

RMBC to work with the MCA to ensure suitable Monitoring and Evaluation is undertaken.

Clawback on outputs

Benefits sharing agreement such that some or all of Gainshare can be returned to the MCA Fund

Record of Recommendation, Endorsement and Approval

Barnsley Digital Innovation Hub

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	Gareth Sutton Group FD	Statutory Finance Officer Approval			
Signature					
Date					
Monitoring Officer or Delegate	Steve Davenport SCR CA Solicitor				
Signature					
Date					
		Date:			

Assurance Summary

VERSION 1 24.11.2021



1 – SCHEME DETAILS

Project Name	Goldthorpe Residential Strategy – Market Site 1	Type of funding	Grant
Grant Recipient	Barnsley Metropolitan Borough Council	Total Scheme Cost	£1,700,000
MCA Executive Board	Housing & Infrastructure	MCA Funding	£225,000
Programme name	Brownfield Housing Fund	% MCA Allocation	13.2%
Current Gateway Stage	BJC	MCA Development costs	0
		% of total MCA allocation	0

2 – PROJECT DESCRIPTION

The Market Site Phase 1 is a 0.3ha plot, currently the location of the former Goldthorpe Market, which will deliver 9 new low carbon affordable homes. Given the residential offer immediately adjacent to the site and its proximity to local amenities, the site lends itself to residential use – particularly for older or less mobile residents who must rely on the local retail and community facilities. It is envisaged that the site will be the first phase of a wider development programme.

The scheme will deliver homes to the Barnsley Low Carbon Standard, incorporating air source heat pumps (this is a no gas development), solar PV, EV charging points, PV battery storage, triple glazing, secure cycle storage, and adjustments to concrete oversite, beam and block, external walls, cavity insulation, parge coat and roof (exact specification TBC).

The BJC is clear in setting out that a total of £225,000 is required to bridge a viability gap. In addition to the Brownfield Housing Fund, other public funds will be used including £1,475,000 of BMBC HRA funding. The BJC specifically states that MCA funding will contribute to the project achieving low carbon standards and will also contribute to the costs of preparing the brownfield site. Specific items include the cost of demolishing the existing market building.

3. STRATEGIC CASE		
<i>Options assessment</i>	<p>The BJC sets out three options: Do minimum, viable alternative option 1, and the preferred option.</p> <p>The preferred option has been selected as it makes the best use of the site and it fits with the regeneration of the wider area. The project provides high quality low carbon homes and promotes suitable travel with EV charging points and secure cycle facilities. The project also incorporates greenspace and delivers 9 affordable homes.</p> <p>The assessors view is that the preferred option has the best strategic fit with the councils' objectives and the other options have been discounted for legitimate reasons.</p>	
<i>FBC stage only – Confirmation of alignment with agreed MCA outcomes (Stronger, Greener, Fairer).</i>	<p>The project has alignment with various strategic objectives of the SEP and RAP, most notably, the 'Greener' objective 'Net Zero' due to the homes being built to low carbon standards. Furthermore, 100% of the units to be delivered will be affordable homes, contributing the SEP's 'Fairer' objectives.</p>	
4. VALUE FOR MONEY		
Monetised Benefits:		
<i>VFM Indicator</i>	Value	R/A/G
<i>Benefit Cost Ratio</i>	4.48	G
Value for Money Statement		
<p>The economic dimension includes a series of monetised benefits to determine BCRs:</p> <ol style="list-style-type: none"> 1. An initial BCR – including direct Land Value Uplift (LVU), indirect spillover LVU, amenity benefits, and carbon savings. This BCR has been calculated against the MCA BHF funding only, not all public funds. 2. An adjusted BCR – in addition to the initial BCR health benefits and societal fuel benefits have been added. Again, this BCR has been calculated against the MCA BHF funding only, not all public funds. 3. An adjusted BCR – the same benefits have been included as number 2 above but this BCR has been calculated against all public sector funds. <p>The results of the BCR calculations are as follows:</p> <ol style="list-style-type: none"> 1. An initial BCR – 3.55 2. An Adjusted BCR – 4.48 3. An Adjusted BCR (against all public funding) – 0.91 		

Based on MCA investment in the project, both the initial and adjusted BCR's demonstrate the project delivers good value for money.

5. RISK

The major risks identified include project delays, securing contractors, failure to secure planning consent, public objection and cost and availability of materials. All risks have been scored identifying the highest risk in terms of likelihood and impact. For each, the BJC also identifies how the risk is to be mitigated and the individual owner. All risks and mitigations appear reasonable. All scoring has been undertaken accurately and it is felt the quantitative conclusions represent the risks effectively.

The cost plan is very short and does not include any elemental breakdown of the costs. A detailed cost plan should be provided before contract execution.

6. DELIVERY

The timetable for delivery appears reasonable. The construction period totals 12 months between June 2022 and May 2023. For a development of this size these timescales are a fair estimation.

The BJC states that Cabinet Approval is to be secure by January 2021 – we assume this is a typo and in fact it will be 2022. The procurement process is expected to be complete and a contract awarded in April 2021. The bids will be assessed using a combination of cost, quality and social value. Through the clarification response the applicant has confirmed that they have already undertaken a contractor engagement event and plan to do another one soon prior to going out to procurement. The assessors believe the procurement strategy is clear with defined milestones.

Development costs are estimated at 80% certainty. The costs include approx. 4.5% contingency totalling £75,000 which seems reasonable for a project of this nature. The BJC also states the BMBC will instruct an employers agent to evaluate the scheme costs and monitor expenditure. The Council will accept responsibility for cost over-runs associated with any risks that are excluded from the construction contract. Ongoing management and maintenance costs of the project will be met by Berneslai Homes offset from the rental income.

The assessors agree the level of cost certainty could be as high as 80% but it is difficult to tell as the cost plan included does not provide an elemental breakdown. The contingency allowance of 4.5% is reasonable for a project at this stage of the process. The BJC clearly states that cost overruns will be dealt with by the Council.

The BJC names Sarah Cartwright Robertshaw, Head of Housing Strategy, Sustainability and Climate Change (BMBC) as the Senior Responsible Owner and her contact details have been provided. The organogram provided by the applicant shows a clear governance structure for the project.

Monitoring will be the responsibility of Project Manager (PM) and Group Leader for Strategic Housing and Growth who will report to the Head of Housing, Sustainability and Climate Change. The PM will meet monthly with the main contractor to ensure that timescales, budgets, outputs/outcomes are all being met. An

employer's agent will be appointed to support ensuring that the build is a fair reflection of the costs involved. The main contractor must update social value outcomes to the Social Value Portal monitored by the PM. The project will be evaluated internally at the council using internal resources.

7. LEGAL

The BJC states that subsidy control does not apply to this project for a series of reasons. The grant is being made to Barnsley Council (a public body) who have gone through an open procurement route to appoint the most commercial and economically advantageous bidder. In addition, it is noted that the funding and projects will have no impact on international trade and the provision of social housing falls within the EUs Service of General Economic Interest.

8. RECOMMENDATION AND CONDITIONS

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

The following conditions must be satisfied before contract execution.

1. Submission of a detailed cost plan
2. Confirmation that the spend profile provided in Appendix A is correct, given that project timescales have been revised since the original submission.
3. 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.
4. a funding condition is put in place to cap the tender return price at or less than a fixed price to ensure the cost of the scheme is not significantly greater than what was approved by the MCA

The conditions above should be fully satisfied by 18.02.2021. Failure to do so could lead to the withdrawal of approval.

The following conditions must be satisfied before drawdown of funding.

5. All required statutory consents including all planning conditions must be satisfied.
6. Submission of evidence of BMBC's Board approval for the scheme.
7. Formal confirmation of all other funding approvals required to deliver the project.
8. Formal confirmation of commitment to address any cost overruns without unduly compromising project outputs and outcomes.
9. Submission of acceptable Subsidy Control opinion

The following conditions must be included in the contract

10. Clawback will be applied on outputs at MCA discretion

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Project Name	Project Description	Change/s Requested	Justification
Malthouses	The scheme aims to deliver 73 new, two, three and four bed homes on brownfield ex-housing land in Parson Cross, Sheffield. The applicant is Sheffield Housing Company Ltd, a joint venture between Sheffield City Council, Keepmoat Homes and Great Places Housing Group.	<p>Increased grant request from £1,096,853 to £1,572,801.</p> <p>Additional time for milestone delivery of BHF funded expenditure (5-10 months).</p>	<p>Due to Brexit and Covid having a significant impact on the construction and housing sector, with material and labour shortages becoming severe and leading to price increases and programme delays, a review of the project costs has confirmed a significant increase and the original scheme is no longer viable on original terms.</p> <p>Approving the change supports a change of procurement strategy to one single site contract for all works in order to start in one mobilisation as opposed to two separately, and thus strengthen efforts to improve efficiency and cost effectiveness.</p> <p>The new grant request of £1,572,801 gives a BCR of 1.25 and therefore the project continues to provide acceptable value for money.</p>

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Housing and Infrastructure Board

18 January 2022

Resourcing the Connected by Water Plan

Is the paper exempt from the press and public?	No
Reason why exempt:	Not applicable
Purpose of this report:	Funding Decision
Is this a Key Decision?	No
Has it been included on the Forward Plan?	Not a Key Decision

Director Approving Submission of the Report:

Martin Swales, Interim Director of Transport, Housing and Infrastructure

Report Author(s):

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Executive Summary

The Board is asked to consider a proposal for the use of an amount of previously committed but unallocated MCA Gainshare funding (for flood resilience and mitigation) to support implementation of the Connected by Water Plan.

What does this mean for businesses, people and places in South Yorkshire?

The Connected by Water Plan aims to help identify and secure additional funding and investment to reduce flood risk to homes and businesses, as well as improving the resilience of places to climate change and potential future flooding.

Recommendation

The Board is asked to:

- Consider and endorse the proposal to utilise £0.15m of previously committed, but unallocated MCA Gainshare funding (for flood resilience and mitigation) to support implementation of the 'Connected by Water' Plan.
- Request that a Strategic Business Case is prepared setting out the proposals for the full £0.5m previously committed but unallocated MCA Gainshare funding.

Consideration by any other Board, Committee, Assurance or Advisory Panel

N/A

1. Background

- 1.1 At its meeting of 7 December 2021, the Board endorsed, and recommended that the MCA approve, the final draft of the South Yorkshire 'Connected by Water' Flood Catchment Plan. Subject to this approval by the MCA Board on 24th January, the Plan will be launched on 28th January.
- 1.2 At this meeting the Board also requested a proposal for the use of the previously committed but unallocated MCA Gainshare funding (for flood resilience and mitigation) to support implementation of the Connected by Water Plan. The approach to developing the funding options is proposed below for the Board's consideration.

2. Key Issues

- 2.1 To support implementation of the Connected by Water plan, partners are now exploring funding options. Two bids are being prepared which seek to secure Environment Agency Local Levy funding (one for £0.15m to develop a delivery plan and begin to implement the Plan, and one led by Doncaster MBC to deliver a specific action within the Catchment Plan). Other potential funding contributions could be secured through the Environment Agency (through Adaptation Pathway funding and Flood Defence Grant In Aid), and from Yorkshire Water.
- 2.2 As part of the South Yorkshire Renewal Fund, £5.5m of Gainshare funding was committed for flood resilience and mitigation. £5m was allocated to accelerate the delivery of a number of flood defence schemes in the South Yorkshire Priority Programme (currently progressing through the business case process). A further £0.5m was identified as contingency, and remains unallocated.
- 2.3 It is proposed that £0.15m of the £0.5m contingency funding is used to directly support implementation of the Connected by Water plan, to match the proposed contribution from the Environment Agency. The combined funding 'pot' would enable partners to undertake actions such as:
 - Developing an implementation plan for delivering the Connected by Water Plan;
 - Funding actions identified to be delivered over the next 12 months;
 - Undertaking flood modelling to assess how climate change scenarios will affect South Yorkshire, which will in turn inform how we respond and manage the effects;

- Developing proposals to address our collective funding pressures, including consideration of shared resources to, for example, develop flood risk funding bids and deliver flood risk management schemes;
- Contributing to capital flood schemes identified in the Plan; and
- Creating action plans for priority areas, including engaging with Parish Councils, community groups and businesses on flood risk, resilience, and future plans.

2.4 All proposals for use of the £0.5m MCA funding will need to meet the conditions of funding, namely matching capital activity to capital funding.

2.5 Discussions are also taking place with Local Authority flood leads regarding proposals for the remaining £0.35m of contingency funding to not only support any overspend with the 'shovel ready' flood schemes, but also related scheme activities set out in the Plan to support flood resilience and mitigation.

2.6 Should this approach be supported by the Board, a Strategic Business Case for the full £0.5m contingency fund will be developed with Local Authority partners and presented to a future meeting of the Board for consideration.

3. Options Considered and Recommended Proposal

3.1 Option 1

To endorse the use of £0.15m previously committed but unallocated MCA Gainshare funding (for flood resilience and mitigation) to support implementation of the Connected by Water Plan, with a view to preparing a Strategic Business Case for the full £0.5m Gainshare funding for approval at a future Board meeting.

3.2 Option 1 Risks and Mitigations

Risk: That the identified activities in the Connected by Water Plan do not meet the conditions of funding, namely matching capital activity to capital funding, and therefore cannot be funded from Gainshare.

Mitigation: Consideration is being given to the specific activities that can be funded from MCA capital resources, with discussions taking place with key partners to identify resources to enable funding of all the immediate and longer-term actions.

3.3 Option 2

Not to endorse the use of previously committed but unallocated MCA Gainshare funding (for flood resilience and mitigation) to support implementation of the Connected by Water Plan.

3.4 Option 2 Risks and Mitigations

Risk: That the implementation of the Plan, and consequently the ability to deliver actions which will help improve flood resilience and adaptation and reduce the risk of flooding for communities in South Yorkshire, will be delayed. The leadership role of the MCA in delivering the Connected by Water Plan would also be negatively impacted and may lead to other partners reducing their commitment to supporting the Plan's implementation.

3.5 Recommended Option

Option 1 is the preferred option to pursue.

4. Consultation on Proposal

- 4.1 Both the Housing and Infrastructure Board and the South Yorkshire Flood Risk Partnership (SYFRP) have jointly overseen and have contributed to the development of the Catchment Plan. Discussions continue to take place with Local Authority Flood Leads on the report's proposals.

5. Timetable and Accountability for Implementing this Decision

- 5.1 The Board is asked at this point to support utilising £0.15m of the £0.5m Gainshare contingency allocation to support implementation of the Connected by Water.

6. Financial and Procurement Implications and Advice

- 6.1 The proposed use of £0.15m of the committed but unallocated £0.5m Gainshare funding as the MCA's contribution to support the implementation of the Catchment Plan, would leave £0.35m contingency funding available. Subject to the Board's agreement, a Strategic Business Case would be prepared for consideration for the whole £0.5m. The proposals will need to meet the conditions of funding, namely matching capital activity to capital funding.

7. Legal Implications and Advice

- 7.1 There are no direct legal issues arising from this report.

8. Human Resources Implications and Advice

- 8.1 There are no human resources implications directly arising from this report.

9. Equality and Diversity Implications and Advice

- 9.1 There are no human resources implications directly arising from this report.

10. Climate Change Implications and Advice

- 10.1 The climate and nature emergency requires a strong collective response to carbon reduction and to be more resilient to the impacts of climate change. The Catchment Plan will contribute by capturing actions of partners to reduce flood risk and build climate resilience across South Yorkshire, improving information and evidence to support decision making, and support investment decisions and delivery. It may also support the delivery of net zero targets by the provision of carbon sequestration.

11. Information and Communication Technology Implications and Advice

- 11.1 There are no IT issues as a direct result of this report.

12. Communications and Marketing Implications and Advice.

- 12.1 Communication on DEFRA Grant in Aid funding is managed by the Environment Agency, with work by Local Authorities to communicate directly with impacted communities on individual schemes. There may be media opportunities when the proposed interventions are being delivered.

List of Appendices Included

None

Background Papers

None

Item 9

Housing and Infrastructure Board Forward Plan

18th January 2022

Meeting Date	Suggested Agenda items
Tuesday 1 st March 2021	<ul style="list-style-type: none"> • Brownfield Housing Fund – Outline Business Cases & Full Business Cases • Gainshare Major Capital Schemes – Strategic Business Cases and Outline Business Cases • Get Building Fund – Full Business Case • MCA Revised Assurance Business Case Processes
Tuesday 15 th March 2021, 13:00-15:00	<ul style="list-style-type: none"> • Digital Infrastructure Strategy Final Draft Delivery Plan • Electric Vehicle Chargepoint Programme Delivery • South Yorkshire One Public Estate Programme • Housing Projects Update • Programme Performance Report • Infrastructure and Housing Project Pipelines • Programme Performance Report
May 2022 (date to be confirmed)	<ul style="list-style-type: none"> • Brownfield Housing Fund – Outline Business Cases & Full Business Cases • Gainshare Major Capital Schemes – Strategic Business Cases and Outline Business Cases • Housing Projects Update • Modern Methods of Construction Ecosystem • South Yorkshire One Public Estate Programme • Programme Performance Report

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