

**SHEFFIELD CITY REGION  
HOUSING & RESIDENTIAL OFFER  
THEMATIC ADVISORY BOARD**

**Date: Friday 27th March 2015, 1000 - 1200**

**Venue: Huntsman Board Room, the AMP Technology Centre, Waverley,  
Rotherham, S60 5WG**

**AGENDA**

Item	Subject	Method	Lead	Time	Page
<b><u>1. Preliminary Items</u></b>					
1.1	Introductions and Apologies	Verbal	Chair	1000	
1.2	Notes of the Last Meeting	Paper	Chair	1005	1 - 8
1.3	Matters Arising Not Elsewhere Specified on the Agenda	Verbal	Chair	1010	
1.4	Declarations of Interest Related to Agenda Items	Verbal	Chair	1015	9 - 14
<b><u>2. Substantive / Items for Decision</u></b>					
2.1	Spatial Priorities for Housing Growth <i>(update, discussion and a recommendation for the Board to approve the work to date)</i>	Presentation For discussion	Michael Hellewell & Jane Hunt	1020	
2.2	Agree Priorities and Key Workstreams for the Board (a SCR Housing Growth and Investment Strategy) <i>(discussion to shape the proposed priorities with a recommendation for the Board to approve the strategy/work plan)</i>	Paper (attached) For discussion	Michael Hellewell & Ian Prescott	1050	15 - 20
2.3	The SCR Devolution Deal: Joint Assets Board <i>(update, seeking the views of the Board on governance arrangements, the use of local assets and the draft Terms of Reference)</i>	Presentation ToR Paper (attached)	Michael Hellewell	1120	21 - 26
<b><u>3. Updates / Standing Items</u></b>					
3.1	HCA Programme Update	Paper (attached)	Rob Pearson	1135	27 - 34
3.2	Report on the Housing Board 'Activity Budget'	Verbal	Michael	1145	

Item	Subject	Method	Lead	Time	Page
<b><u>4. Any Other Business</u></b>					
4.1	SCR Housing and Devolution Deal Seminar - Friday 24th April	Verbal	Tony Stacey		
4.2	Potential Meeting Date Change in September	Verbal	Chair		
4.3	Other Items as relevant <i>(to be raised via the Chair)</i>	Verbal	Chair		

**HOUSING AND RESIDENTIAL OFFER BOARD**

**30 JANUARY 2015**

Present

Councillor Simon Greaves, Bassetlaw DC (Chair)

Board Members

Paul Bedwell, Spawforth

Huw Bowen, Chesterfield BC

Councillor Christine Mills, Doncaster MBC

Rob Pearson, HCA

Officers

David Armiger, Bassetlaw DC

Scott Cardwell, Doncaster MBC

Ed Ferrari, University of Sheffield / SCR Exec Team

Michael Hellewell, SCR Exec Team

Ian Prescott, Barnsley MBC

Craig Tyler, SYJS

Apologies for absence were received from Board Members: Simon Carr (Henry Boot), Jolyon Harrison (Gleeson Homes), Tony Stacey (SYHA) and Diana Terris (Barnsley MBC)

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**PRELIMINARY ITEMS**

**1.1. Introductions and Apologies**

The Chair welcomed all present to the 1st meeting of the SCR Housing and Residential Offer Board (HROB) and appropriate introductions were made.

**1.2. Notes of the last meeting held on 11 December 2014**

The notes of the last meeting of the SCR Joint Housing and Regeneration Board (11th December) were agreed as a true record.

All actions were noted as complete.

It was confirmed that all Board vacancies, for Members, private sector representatives, the Homes and Communities Agency and the National Housing Federation, have now been filled.

RP sought clarification on how the announcements made as part of the recent devolution deal regarding the establishment of a Joint Assets Board (JAB) will

overlap with the remit of HROB. MH noted that meetings with central Government Departments are planned to further the development of a JAB and it is at this point where the scope and terms of reference for the JAB will be considered. The relationship between the HROB and the proposed JAB will be considered as discussions are progressed.

**Action: MH to represent the HROB at discussions regarding the development of the JAB**

**1.3. Matters arising not elsewhere specified on the agenda**

No further matters noted

**1.4. Declarations of Interest Related to Agenda Items**

No declarations of interest were noted.

MH informed the group that a slide on the following presentation would provide further information regarding the expectations of Board Members.

**2 SUBSTANTIVE/ITEMS FOR DECISION**

**2.1. Housing/Residential Offer in the SCR**

MH delivered a presentation outlining the vision for the Sheffield City Region's (SCR) housing and residential offer and the importance that this will have in delivering the growth and other ambitions of the SCR, as referenced in the Strategic Economic Plan (SEP).

**Action: MH to circulate a copy of the presentation**

The presentation also provided further information the *raison d'être* of the SCR and a background of milestone events that have been experienced to date.

PB asked whether the important role of the construction industry has been appropriately acknowledged as part of the decision to pursue a target of 70k extra jobs. MH confirmed it was and noted the overlap between the HROB and the Skills for Growth Board which has an objective to instigate initiatives to help ensure skills initiatives align to and support the SCR's economic ambitions.

PB noted that a 'step change' would be needed on the housing delivery side to get anywhere near the housing completion rates being envisaged, noting a current shortage of skills and an aging workforce, and suggesting that an extra 36k more people are needed in the construction sector just to maintain the size of the current workforce.

MH suggested that that this matter might represent a priority for the Board moving forward.

It was noted that 70k extra jobs (the SEP's ambition) equates to a requirement of 7-10k new houses every year (further figures provided at agenda item 2.3) whilst

currently, only c3k are being built. MH commented on the freedoms and flexibilities contained in the Growth Deal which it is envisaged will help these figures be realised.

Commenting on the information presented, HB asked whether 'we' have captured evidence of all the investment that local authorities and the private sector are putting in to delivering SEP-related ambitions, as well as the actual SEP-branded initiatives and whether a piece of work ought to be commissioned to capture all this information. HB reflected on the proposal (as set out in the SCR SEP) to establish a SCR Joint Investment Fund for housing which would ensure that the returns from investment flow back into supporting other initiatives.

HB identified a requirement for dedicated officer support from the SCR Executive Team if the ambitions of the HROB are to be achieved.

**Action: HB to discuss the resources issue with the other SCR Local Authority Chief Executives**

Commenting on these matters, RP noted support from EF and officers at the PTE who have, as well as other duties, undertaken mapping exercises for the SCR Executive Team and suggested that a consistent mapping capability is required. Regarding 'recycling investment', RP suggested that the Growth Deal 'ask' had missed a trick and proposed that further deals should be sought in this area.

The Chair asked if any models exist for where an upturn in completions, on the scale being envisioned for the SCR, have been accomplished, noting further issues including the lack of big house builders operating in the area and low local land values which restrict the potential profit margins required to attract builders.

CM noted that difference to the figures that microsites, when added together, can equate to and suggested that the processes for SME builders, architects, and agents etc to take on building projects needs to be made simpler. It was suggested that there is a role for 'us' to make that happen perhaps through the provision of a bureau of expertise to help with 'filling in long forms' and access to funding.

PB noted support for better communications with all construction sectors, noting that the completion rate ambition will only be achieved if builders are encouraged to stay in the area and new players are to be enticed (rather than build elsewhere).

IP questioned whether an appropriate strategy has been devised to treble current completion rates and whether this has considered the constraints of an already stretched supply chain (land availability, finance, delivery capacity).

CM noted a need to be mindful of ensuring that enough people can afford to buy these new houses even if they can be built, noting current restraints on mortgages availability. It was suggested that innovative schemes are needed to assist people to get houses.

The Chair suggested it would be useful to receive information on how many planning applications for new houses are being refused by planning committees,

noting that this will be a barrier to overcome if increased completion rates are to be achieved.

EF forewarned the group of the difficulties that could arise if planning inspectors perceive a mismatch between the SEP's housing ambitions and the figures contained in the local plans.

The Chair suggested that this conversation provided a useful rundown of the barriers that need to be overcome to 'make things happen'.

## **2.2. The Role of the Board**

The group was presented with the intended Terms of Reference for the SCR HROB, detailing the Board's objectives, role and remit, logistic considerations, communication plans and working protocols.

MH commented on how this has been informed by the work of the previous Housing and Regeneration Board and the linkages between the HROB and other emerging SCR Advisory Boards.

It was noted that the new Board is:

- Smaller and more focussed
- Has direct Chief Executive engagement (with DT and HB attending)
- Is chaired by a Member of the Combined Authority (SG)
- Has more private sector Board Members (4)
- Has the NHF and HCA as Board members

Comments by the group regarding how the ToR will be put into practice noted that the right communications mechanisms need to be in place between the various sectors; and with the private sector now engaged, the challenge will be to capture that expertise and knowledge of the issues to be resolved, both at and between meetings.

SC requested clarity regarding section 1.2, suggesting that the Board's 'key levers' need to be more explicitly referenced, along with what we intend to deliver over the next 12 months.

**Action: MH to consider the points made and propose any revisions**

**RESOLVED - That the Terms of Reference be approved by the Board in principle.**

It was suggested that the Board might decide to commission a number of 'task and finish' groups to look at specific barriers to achieving the required housing figures. This process might also enable the temporary engagement of other experts.

HB hypothetically questioned how much weight the Board will have to deliver required outcomes, and what mandate / authority the Board has to enforce any agreed actions.

RP suggested that no powers currently vested in government agencies should be considered 'protected'. If a case can be made for more decision making powers to be granted to the CA / LEP to ensure local delivery targets are met then this should be explored.

DA agreed that the Board needs to work to minimising the effect of barriers to delivery. This will require clear direction 'from the top' and intelligence from the district level.

PB also suggested that the work of the Board needs to be informed by better local intelligence e.g. how many outlets are currently delivering 20+ units and to what extent are 'extra standards' being seen as a disincentive to building.

It was noted that towards the end of last year some early work on potential 'game changers' had been pulled together by a group of public and private sector reps facilitated by Tony Stacey (SYHA and HROB Board Member)

**ACTION – This initial list of 'game changers' to be circulated to the Board for information/ consideration.**

**RESOLVED - That 'game changers' be considered at the next meeting**

It was noted that a register of interests will be held for the Board Members. This will be updated annually. Declaration of interests will be a standing agenda item.

**ACTION – The presentation from today's meeting will be shared with all Members of the HROB. Members of the Board who were not able to attend this initial meeting are asked to review the information on conflict of interest and contact Michael Hellewell with any questions.**

**ACTION – MH and CT to devise and circulate a register of interest proforma for Board members to complete.**

**2.3. Review of key work carried out by the previous SCR Housing Board (up to the end of December 2014)**

The group considered the work undertaken by the previous Housing and Regeneration Board. MH recapped progress, key achievements and lessons learnt.

It was suggested that many of the work areas have an overlap with the Infrastructure Advisory Board (IAB). It was suggested that Amy Harhoff (SCR Executive Team - IAB lead officer) might be invited to the next meeting to discuss synergies.

**Action: MH to discuss with AH**

SC noted the need to tie in 'transport', as well as housing and infrastructure to ensure the debate is all encompassing of overlapping issues.

EF presented the group with some maps, facts and figures to provide an overview of completion rates to date and the considerable challenges associated with

meeting the SEP's house building targets in statistical terms. This was contrasted with local plans and expected completion rates which currently are predicted to fall somewhat short of the SEP target without intervention.

**Action: MH to circulate a copy of the presentation**

It was noted that a heads of planning group has been convened to ensure appropriate local level input into the debate regarding how the SEP and local plans are aligned. This group will report to the HROB.

Updates will be presented to future Board meetings.

3 **UPDATES/STANDING ITEMS**

**3.1. HCA Programme Update - including Housing Zones**

RP provided the group with a programme update.

It was noted that the HCA now have people in a variety of positions to engage with CAs, LEPs and local authorities at various levels to ensure appropriate information, advice and available funding can be accessed in the interests of meeting local and national housing growth targets.

Work is underway to look at how the HCA and government's land assets can accord with other land that is potentially available for redevelopment, to address and barriers to delivery.

It was noted that the HCA is outward facing and keen to strengthen relationships with house builders.

RP noted that the concept of 'housing zones', based on economic zones (a concept invented in the SCR), has been received by the HCA as 'exciting' and they are keen to follow the thought process through to see how these might operate and what the incentives / benefits might be to increasing building rates.

**3.2. Report on the Housing Board 'Activity Budget'**

The group was advised that a small budget of £26k is available for the group to use at its discretion to fund its activities (drawn from a mix of transitional funding and the SEP development fund).

The Chair recommended that the mechanics of priority setting should be considered at the next meeting. This will then inform any potential task and finish group undertakings.

**Concluding Remarks from the Chair**

The Chair noted that he would be meeting with the Executive Team before the next meeting to take stock of what has been discussed.

**ACTION: MH to meet with SG to discuss the various strands of ongoing and proposed activity discussed with the HROB (e.g. spatial work presented by EF, links with the emerging SCR Integrated Infrastructure Plan, the 'game changers' and the work of the previous Board.**

MH noted that a SCR Local Authority Directors of Housing Group has now been established. This group met for the first time on 26<sup>th</sup> January, with the meeting focussed on housing investment opportunities for SCR to showcase at MIPIM. This senior officer group will be key in taking forward the priorities of the HROB.

4 **ANY OTHER BUSINESS**

4.1. **Meeting dates and locations for 2015**

The group considered the proposal to convene Board meetings every 2 months. This was agreed in principle, however, it was suggested that this may need to be revised dependent on how the Board evolves.

Provisional meeting dates were agreed as:

- Friday 27<sup>th</sup> March 10am – 12pm
- Wednesday 27<sup>th</sup> May 2pm – 4pm
- Wednesday 22<sup>nd</sup> July 10am – 12pm
- Friday 25<sup>th</sup> September 10am – 12pm
- Wednesday 25<sup>th</sup> November 10am – 12pm

It was noted that meetings will be held in Bassetlaw (venue to be confirmed).

5 **OTHER ITEMS AS RELEVANT (TO BE RAISED VIA THE CHAIR)**

No further matters noted.

CHAIR

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**SHEFFIELD CITY REGION COMBINED AUTHORITY**

**NOTIFICATION OF INTERESTS**

**LOCALISM ACT 2011 AND MEMBER CODE OF CONDUCT**

I, *(full name)*

a Member / Co-opted Member of the:

**GIVE NOTICE** of the following interests as required by the Localism Act 2011 and the Authority's Member Code of Conduct:

**PART I**

**RELEVANT AUTHORITIES (DISCLOSABLE PECUNIARY INTERESTS)  
REGULATIONS 2012**

**DISCLOSABLE PECUNIARY INTERESTS**

**Every Member<sup>1</sup>** is required to register and disclose certain interests and **those of their Partner<sup>2</sup>** where they are aware of the existence of such interests.

**(a) Employment, office, trade, profession or vocation**

*Any employment, office, trade, profession or vocation carried on for profit or gain by you or your partner.*

Member	Partner

<sup>1</sup> 'member' means a member of the Sheffield City Region Combined Authority and its committees

<sup>2</sup> 'partner' includes your spouse, civil partner or person with whom you are living as if they were your spouse or civil partner

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**(b) Sponsorship**

*Any payment or provision of any other financial benefit made or provided within the relevant period<sup>3</sup> in respect of any expenses incurred by you in carrying out your duties as a member, or towards your election expenses.*

*This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.*

<b>Member</b>	<b>Partner</b>

**(c) Contracts**

*Any contract which is made between you or your partner (or a body in which you or your partner has a beneficial interest<sup>4</sup>) and the **Sheffield City Region Combined Authority** -*

- (i) under which goods or services are to be provided or works are to be executed; and*
- (ii) which has not been fully discharged.*

<b>Member</b>	<b>Partner</b>

<sup>3</sup> 'relevant period' means the period of 12 months ending with the day on which you give a notification of its existence

<sup>4</sup> 'body in which you or your partner has a beneficial interest' means a firm in which you or your partner is a partner or a body corporate of which you or your partner is a director, or in the securities of which you or your partner has a beneficial interest; and 'director' includes a member of the committee of management of an industrial and provident society

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**(d) Land**

*Any beneficial interest in land<sup>5</sup> which is within the area of the **Sheffield City Region***

<b>Member</b>	<b>Partner</b>

**(e) Licences**

*Any licence (alone or jointly with others) to occupy land in the area of the **Sheffield City Region** for a month or longer.*

<b>Member</b>	<b>Partner</b>

**(f) Corporate Tenancies**

*Any tenancy where (to your knowledge) -*

- (i) the landlord is the **Sheffield City Region**; and*
- (ii) the tenant is a body in which you or your partner has a beneficial interest.*

<b>Member</b>	<b>Partner</b>

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<sup>5</sup> 'land' excludes an easement, servitude, interest or right in or over land which does not carry with it a right for the relevant person (alone or jointly with another) to occupy the land or to receive income

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**(g) Securities**

Any beneficial interest in securities<sup>6</sup> of a body where -

(i) that body (to your knowledge) has a place of business or land in the area of the **Sheffield City Region**; and

(ii) either -

(a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

(b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you or your partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

Member	Partner

**NOTES**

(1) Sensitive Interests

An interest is sensitive if its nature is such that you, and the Monitoring Officer, consider that its disclosure could lead to you, or a person connected with you, being subject to violence or intimidation.

The nature of your sensitive interest will not appear in the published register of interests but it will be recorded that you have a sensitive interest.

(2) Further Disclosure

In accordance with the Localism Act 2011 you are required to notify, in writing, the Monitoring Officer, within 28 days, of any disclosure made at a meeting of a disclosable pecuniary interest which is not already included above.

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<sup>6</sup> 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society

## PART II

### MEMBER CODE OF CONDUCT - OTHER INTERESTS

**Every Member** is required to register and disclose membership of

(a) Any body(ies) to which the member has been appointed or nominated by the ***Sheffield City Region***

(b) Any body(ies) exercising functions of a public nature (***including membership of and appointments by District Council***)

(c) Any body(ies) dedicated to charitable purposes

(d) Any body(ies) whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)

**Membership of any**

(a) Private club or society

(b) Organisation(s) which promotes secrecy amongst its membership

**Signed** ..... **Date** .....

**RECEIVED**

**Signed** ..... **Date** .....

Monitoring Officer of Sheffield City Region Combined Authority

PLEASE RETURN YOUR COMPLETED FORM TO: The Monitoring Officer, Sheffield City Region Combined Authority, 18 Regent Street, Barnsley, S70 2HG

THE SHEFFIELD CITY REGION HOUSING/ RESIDENTIAL OFFER BOARD  
THEMATIC ADVISORY BOARD MEETING  
FRIDAY 27<sup>th</sup> MARCH 2015

DISCUSSION PAPER:  
A SCR HOUSING GROWTH AND INVESTMENT STRATEGY  
AGENDA ITEM 2.2

Summary

- This report sets out a proposed approach to developing a Sheffield City Region (SCR) Housing Growth and Investment Strategy (the 'Strategy').
- It also sets out the scale of the challenge and reflects the vision for housing in the SCR, before going on to request the views of members of the SCR Housing and Residential Offer Board (HROB) in relation to the strategic objectives and key priorities which will underpin the development and delivery of the Strategy.
- The proposed approach is aligned with the priorities set out in the SCR Strategic Economic Plan, is designed to complement the housing strategies of the nine Sheffield City Region Local Authorities, and ensures that the HROB can influence priorities for future housing growth and investment.
- Importantly the proposed approach offers the opportunity to set a clear vision on how SCR partners (across the public, private and housing sectors) can work together to accelerate housing growth and improve the SCR housing offer in terms of choice, quality, quantity and access.

**1. Issue**

- 1.1. In January 2015 the Housing and Residential Offer Board (HROB or 'the Board') discussed the overarching vision for housing in the Sheffield City Region (SCR).
- 1.2. As set out in the Strategic Economic Plan (SCR SEP, March 2014) 'in order to support 70,000 new jobs over the next ten years we need to provide on average between 7,000 and 10,000 new dwellings per year'.
- 1.3. The development and delivery of a co-ordinated and strategic approach to housing in the SCR is central to achieving the SCR vision for economic and housing growth. Through greater local and more co-ordinated decision making over investment, land and assets there is real potential to deliver this step change.

**2. Recommendations**

- 2.1. It is recommended that the Sheffield City Region Housing and Residential Offer Board:
  - i) Endorse the vision (**see Section 3.1**) and the strategic objectives (**see Section 4.1**) which will underpin the development and delivery of the SCR Housing Growth and Investment Strategy
  - ii) Discuss, prioritise and agree the proposed workstreams/ key activities which will form the agreed programme of joint priorities and actions for the SCR HROB to drive forward (**see Section 5.3**)

- iii) Provide a clear steer to the SCR Housing Directors Group on relative priorities – enabling them to develop a more detailed action plan and to begin to implement a Task and Finish Group structure which will be central to developing and delivering the SCR Housing Growth and Investment Strategy.

### 3. Background Information

- 3.1. The **vision** for accelerating housing growth in the SCR was discussed at the SCR HROB in January 2015. The Board agreed the overarching vision for housing in the SCR as ‘a residential offer that supports our economic ambitions’, whilst acknowledging that ‘we need to build more and better homes to support our economic aspirations and support the needs of a growing and changing population’.
- 3.2. As set out in the SCR SEP ‘in order to support 70,000 new jobs over the next ten years we need to provide on average between 7,000 and 10,000 new dwellings per year’. The requirement to increase housing delivery (by up to two or three times) over the next 10 years is critical to achieving our economic vision and meeting the needs of local communities.
- 3.3. The Strategy has been developed jointly with relevant Local Authorities and with input from the HCA (following a discussion at the SCR Directors of Housing meeting in March 2015).
- 3.4. The proposed strategic priorities/ key workstreams set out in this report (for consideration by the Board) have been informed by:
  - The housing work undertaken in support of the SCR SEP – including the agreed workplan of the SCR’s former Housing Board (which met for the last time in December 2014)
  - The notes of the ‘housing roundtable’ event held in December 2014 - which resulted in some suggested ‘game-changers’ which could contribute to accelerated housing
  - The emerging priorities for the Board as discussed at January’s SCR HROB meeting

### 4. Developing a SCR Housing Growth and Investment Strategy (the ‘Strategy’)

- 4.1. The proposed **strategic objectives for housing** within the City Region are to:
  - Develop the spatial implications for housing growth, including delivery of supporting infrastructure;
  - Identify and manage a strong deliverable pipeline of housing investment priorities;
  - Put in place the conditions to support and accelerate delivery of housing growth; and
  - Transform the quality and choice of the SCR’s residential offer.
- 4.2. The Strategy will also **support the wider priorities** within the City Region through a:
  - Commitment to the local supply chain and workforce; and
  - Commitment to reduce energy and carbon emissions on new build schemes
- 4.3. The Strategy is intended to help translate the housing priorities set out in the SEP into an agreed programme of joint priorities and actions, providing a focus for the HROB over the next two to three years. It is designed to complement rather than replace existing local strategies – with a focus on a small number of priorities where working together at a SCR level is likely to add most value.
- 4.4. The Strategy will also be used to inform the establishment of the Joint Assets Board (a key part of SCR’s recent Devolution Deal agreed with Government) and the development of a Joint Housing Investment Fund, which will have a strong influence in identifying future priorities for investment.

### 5. Proposed Priorities and Workstreams

- 5.1. There are a number of key **issues and challenges affecting housing in the SCR**, these include:

- Local authorities resources are stretched but they do have statutory powers to enable housing delivery;
- Supply of sites coming to market needs to increase significantly
- Need to create a climate where the volume house builders return and expand output in the SCR, whilst encouraging smaller local builders to grow
- Need to diversify residential offer for customers, including a greater range of tenures, custom build and new forms of financing
- Need to understand the future demand, housing needs, types of households and customer base
- Viability problems with many brownfield sites preventing development from proceeding
- A need to ensure that Local Plans promote housing of the right type in the right location (linked to robust economic/ market intelligence)
- Institutional investment in housing developments within the SCR are currently not viable
- Delivery is of critical importance and there needs to be a rigorously focused programme with a risk-assessed pipeline of sites.

5.2. With the aforementioned issues and challenges in mind it is proposed that the Board **discuss, prioritise and agree** the key components it wishes to see reflected in the SCR Housing Growth and Investment Strategy.

5.3 The SCR Directors of Housing Group propose the following worksteams/ key activities as a starting point for a discussion by the SCR HROB.

**i) Enable housing infrastructure – facilitating the acceleration of sites by enabling the wider infrastructure to be implemented:**

- a. Identify infrastructure requirements linked to key housing growth areas;
- b. A joined up approach – with housing as central component in the emerging SCR Integrated Infrastructure Plan;
- c. Establish the SCR Joint Assets Board (part of the SCR Devolution Deal) to consider the use of public land and property;
- d. Access to national and SCR infrastructure funds for housing schemes

**ii) Develop a strong pipeline of priority housing sites across the SCR and ensure their delivery, including:**

- a. Developing a clear baseline of housing sites across SCR, including timeframes;
- b. Engagement with central government, decision makers and other stakeholders to inform future initiatives;
- c. Identification of sites which may be suitable for HCA Programmes and early engagement with HCA to ensure successful applications for relevant sites;
- d. Identifying sites that may require brokerage and/or ATLAS support and liaising with HCA to prioritise intervention;
- e. Progression of successful bids for Housing Zones and undertake further work with the SCR LEP and HCA on any unsuccessful bids to ensure housing delivery across all areas;
- f. Identification of sites which need unlocking with either grant and/or loan – to develop a better understanding of exactly what intervention would be required to ensure these sites are delivered and to present policy/ finance options to inform future Government programmes

**iii) Finance and investment – understanding and capitalising on available public sector funding, private sector funding and innovative approaches to funding:**

- a. Explore range of sources of public and private funding opportunities, including institutional funding approaches;
- b. Pilot innovative housing delivery models and encourage wider participation from local authorities once proven;

- c. Consider use of HRA borrowing headroom and other flexibilities across the region;
- d. Consider the potential for a public sector development company in order to stimulate development at key strategic locations; and
- e. Establish the Joint Investment Fund as part of new devolved powers to SCR.

**iv) Demand – gaining better access to an understanding of demand, housing needs, household types and available financial products:**

- a. Develop a consistent methodology/ framework which will inform future City Region strategic housing market assessments;
- b. Working with regional and local agents and developers to understand customer needs; and
- c. Identify mortgages and other financial products that may be missing for customers.

**v) Improve the marketing/perception of the City Region and step-up engagement with volume house builders and smaller local builders:**

- a. Develop a cohesive investment and marketing strategy to attract investors, volume house builders to return to the City Region;
- b. Increase the range of builders active in SCR, and maximise procurement methods, and the range of options/models; and
- c. Increase the number of sites, including small sites less than 15 units.

## **6. Leadership, Governance and Next Steps**

- 6.1. Strong leadership at a local and regional level will be required to deliver the Strategy. Overall governance for the strategy will rest with the SCR HROB, reporting to the SCR Combined Authority/ Local Enterprise Partnership (as is the case for the other SCR Thematic Advisory Boards).
- 6.2. As agreed by the SCR Local Authority Chief Executives - the SCR Directors of Housing Group (which has now met twice, with monthly meetings planned for the rest of 2015) will be responsible for driving forward the housing/ residential offer agenda at a SCR level - taking its strategic direction from the HROB.
- 6.3. Following discussion and agreement by the SCR HROB, a detailed action plan will be developed and agreed by the SCR Directors of Housing Group at their meeting in April. This will then be circulated to the Board for comment – with formal approval/ endorsement sought at the next meeting of the SCR HROB in May (noting that a number of the actions detailed in Section 5.3 are already being implemented and will need to continue to be progressed).
- 6.4. It is anticipated that in order to take forward the priorities of the Board a series of Task and Finish Groups will be established to ensure that we draw on a range of expertise from across the public, private and housing sectors. Board members are asked to consider if they would be interested in leading or contributing to any particular workstreams.

## **7. Implications**

**i) Financial**

None resulting from the recommendations set out in this report.

The SCR Directors of Housing Group will need to consider any resource implications related to progressing the priorities of the Board (noting the limited resources within individual Local Authorities and at a SCR-level).

Any resource requirements (beyond the existing ‘activity budget’ of c£26k which is delegated to the HROB) will be discussed with the SCR Executive Team and the SCR Chief Executives Group in the first instance.

- ii) **Legal**  
None resulting from the recommendations set out in this report.
- iii) **Diversity**  
None resulting from the recommendations set out in this report.
- iv) **Equalities**  
None resulting from the recommendations set out in this report.

**Background Papers:**

- Papers and Presentations from the SCR HROB Meeting in January 2015

**References:**

- The SCR Strategic Economic Plan  
<http://sheffieldcityregion.org.uk/wp-content/uploads/2014/03/SCR-Growth-Plan-March-2014.pdf>
- The SCR Growth Deal  
<https://www.gov.uk/government/publications/sheffield-city-region-growth-deal-2014>
- The SCR Devolution Deal  
<http://sheffieldcityregion.org.uk/2014/12/city-region-agrees-devolution-deal/>

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## The Sheffield City Region Joint Public Assets Board Draft Terms of Reference

### Summary

As part of the December 2014 Devolution Deal between Government and the Sheffield City Region (SCR) there was agreement to create a Joint Public Assets Board ('the Board' or 'the JAB'), initially with the Homes and Communities Agency (HCA).

### Background

- The Local Authorities within SCR will form a JAB with the HCA to influence asset disposal and investment in a way that supports the growth of the SCR economy.
- The Board's primary aim will be to achieve a more integrated approach to how the public sector uses its assets in SCR, to support growth and deliver better value for public money.
- It is not intended that the HCA or local authorities would delegate ownership decisions on their existing assets to the Joint Assets Board.
- Although initially the Board will focus on assets controlled by/ under the management of the HCA - over time there is a clear aspiration for the Board to widen its remit to cover the assets/ land of other Government departments.
- As part of these arrangements, SCR partners would have a 'right of first refusal' on the purchase of Government assets which have been earmarked for disposal.
- As part of this approach, the SCR will consider the use of local public assets (through the SCR Combined Authority) as part of a balanced portfolio of public land and property under the control of the Board - it is anticipated that this approach will be initially piloted at specific location(s) in the SCR.

### Role

The Board's primary aim is to achieve a more integrated approach to how the public sector uses its assets in the SCR, and thus to support economic growth and deliver better value for money.

The Board will support the value enhancement and promotion of Government-owned assets in the SCR, taking a central role in shaping the policy and decisions for the disposal and reinvestment of these assets to maximise impact on economic and housing growth.

A key role for the Board will be to develop, oversee and manage a pipeline of publically owned assets/ sites across the SCR - ensuring early visibility of proposed disposal routes amongst all partners engaged in the work of the Board.

The members of the Board will support the public sector partners in working together to explore and promote the benefits that can be gained by considering their respective assets in the locality as a single asset base/ balanced programme; set up a governance structure that will underpin this partnership arrangement for the long term; and implement and promote the opportunities that arise.

## Focus

The Board will focus on assets controlled by/ under the management of the HCA - over time there is a clear aspiration for the Board to widen its remit to cover the assets/ land of other Government departments.

It is anticipated that the Board will be the place for discussions and agreement on a range of inter-related factors, including:

- Financial flexibilities – such as deferred receipts
- Adding value to assets (e.g. via the planning process) which can then be retained locally
- Joint management of risk and reward
- Opportunities to align local and national activity more closely
- The role of the Board in future transformational projects (e.g. the land and property opportunities resulting from HSR)
- A more open and transparent approach to understanding the disposal pipeline, including the use of a common database of sites across local and national partners operating in the SCR

Although the initial focus will be on HCA land and property, there is clear potential for the Board to become engaged in a SCR-wide 'One Public Estate' Programme in the future (subject to the approval of national and local partners). In the meantime the Board will support partner Local Authorities who wish to continue/ pursue a 'One Public Estate' approach - with the disposal of any national assets resulting from this approach falling within the scope of this Board.

## Objectives

Objectives stated for the Property Board can be summarised as:

1. Achieve a considerably more integrated approach to management of assets across the public estate.
2. Improve release of property and land for regeneration and value realisation from the public estate.
3. Increasing the efficient use of space to enable the public sector to lower its property running costs, achieve cost reductions and carbon reduction.
4. Improved customer access quality, organisational communication and working dynamics by bringing together uses in the same property.

## Activities

The Board (and its individual members) will work towards a joint strategic approach to:

- Agree a typology of assets to be included for consideration by the Board
- Develop, oversee and manage a pipeline of publically owned assets/ sites across the SCR - ensuring early visibility of proposed disposal routes amongst all partners engaged in the work of the Board
- Raise awareness of the Board, act as ambassadors for the Board's work and ensure that the identified priorities of the Board are reflected in the property related strategies and policies of the organisation they represent on the Board
- Build trust and improve working relationships for the benefit of all partners
- Ensure the availability of accurate, reliable and up-to-date data on property/ land assets in order to inform asset management and capital investment decisions.

- Simplify the means by which assets can be shared between partners
- Align opportunities to maximise the combined potential of assets
- Monitor and receive progress reports for individual projects
- Act as arbiter in situations where there are competing demands

## **Focus areas**

Areas for the focus of activity are identified as:

- a. Strategic priorities
  - Work with the relevant Government Departments and local agencies to develop an appropriate model for the Board
  - Create economic benefit from the management, use and disposal of public land.
- b. Surplus properties
  - Develop productive relationships with a range of prospective investors and developers to enable the swift disposal and development of surplus public land and estate
- c. Development opportunities
  - Release land for economic growth, housing and community benefit, use assets to lever in other public and private sector investment and generate added value and operational efficiencies by co-locating services
- d. Asset Management
  - Develop a network of public sector land owners to encourage cooperation in meeting strategic and operational objectives.
- e. Mapping, typology and pipeline development
  - Develop openness and visibility of the details of assets held by the public sector partners.
  - Develop an understanding of how all public sector assets within the city region are held, used and can assist proposed strategies for change.

## **Constitution**

### **1. Working Protocol**

- a) Property transactions between partner organisations should normally expect to be based on market factors such as price, risk, etc.
- b) Transactions below market price can take place at partner's discretion or where social benefits are deemed by all relevant parties to be sufficient to offset abated values. Subject to relevant approvals required.
- c) No partner will attempt to ransom another.
- d) Where agreement between partners on valuation issues cannot be reached the issue will be referred to an independent third party valuer for adjudication.
- e) Any property transactions between public sector agencies will need to take account the potentially different statutory and administrative guidance under which they operate.

- f) The appropriate delivery vehicle for joint or collaborative projects will be established through a process of option development and appraisal.

## 2. Board Membership

The Board should have at least **XX** members.

Initial membership of the Property Board is identified below. Further membership can be appointed to the Board on the recommendation of Board members.

Only members of the Board have the right to attend Board meetings. However, other individuals such as external or technical advisers may be invited to attend for all or any part of a meeting, as and when appropriate/necessary. If a vote on a decision is required, only formal Board Members shall be able to exercise a vote.

If a member is unable to attend a meeting due to absence, illness or any other cause, they should nominate a substitute to attend in their place.

Initial membership of the Property Board consists of:

- A representative of each of the SCR Local Authorities - Director of Economic Development or Director of Property/ Assets (to be nominated by each Local Authority Chief Executive) (9)
- Executive Director, HCA Area (1)
- A representative of the Cabinet Office: Government Property Unit (1)
- A representative of the Cabinet Office: Cities and Local Growth (1)

(for discussion at the SCR HROB Board meeting on 27<sup>th</sup> March 2015/ subject to approval by the SCR Combined Authority)

## 3. Governance Arrangements and Decision Making

It is not intended that organisations would delegate ownership decisions on their existing assets to the Board. The Board will be established as a local strategic assets forum. Formal decision making on specific property assets and transactions affecting them will remain with the party who owns the interest in question.

As part of these arrangements SCR partners would have a 'right of first refusal' on the purchase of Government assets which have been earmarked for disposal (noting the market expectation in relation to these assets and the requirement for SCR Local Authorities to reach a decision on any land/ property made available via this route within 3 months).

As is currently the case in relation to all sales of Government land and assets at 'less than best value', decisions will be referred to Secretary of State for final decision.

Within the existing SCR Governance structure it is anticipated that this Board will report to the SCR Chief Executive Group and the SCR Combined Authority (CA)/ Local Enterprise Partnership (LEP) board. Depending on the focus and desired outcome, individual projects and interventions will be delegated to either the Infrastructure Advisory Board or the Housing & Residential Offer Board (as key Thematic Advisory Boards to the SCR CA/ LEP)

(for discussion at the SCR HROB Board meeting on 27<sup>th</sup> March 2015/ subject to approval by the SCR Combined Authority)

Future membership of the Board may be reviewed by agreement with member organisations.

#### **4. The Appointment of Chair and Vice Chair.**

The Board shall nominate a Chair and Vice Chair from amongst its membership.

#### **5. Quorum**

The quorum necessary for the transaction of business shall be **XX**, including the Chair or Vice Chair. A duly convened meeting of the Board at which a quorum is present shall be competent to exercise all or any of the powers or take any decision that would be available to the full Property Board, except that full Board approval is required to any changes in the constitution of the Board.

#### **6. Revisions to Terms of Reference**

The Board may agree revisions to these terms of reference as it considers appropriate. It will not agree changes which require agreement by member organisations except where prior agreement from those member organisations has been obtained.

#### **7. Board Members Liabilities**

There is nothing in these terms of reference that is intended to create personal liabilities for Board Members individually or collectively.

#### **8. Frequency of Meetings**

Meetings should be held at least quarterly and more frequently if required

#### **9. Confidentiality/ Declarations of Interest**

Information received and discussed by the Board must be treated as confidential in so far as the Freedom of Information acts permit.

Each member on the Board will register any potential conflicts of interest at the point of appointment/ re-appointment. It is the responsibility of Board members to inform the Chair of any changes to interests which may need be declared during a Board Members term of office.

It is anticipated that the first meeting of the Shadow Board will take place during April 2015, at which point the Terms of Reference will be discussed and agreed. Following this the Terms of Reference will progress to the next available meeting of the Sheffield City Region Combined Authority for formal approval.

(for discussion at the SCR HROB Board meeting on 27<sup>th</sup> March 2015/ subject to approval by the SCR Combined Authority)

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FOR INFORMATION AND DISCUSSION

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**HCA PROGRAMME REPORT**

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**Purpose:** To provide an update to the Board on HCA Investment to support Sheffield City Region

**Responsible Officer:** Rob Pearson – Head of Area  
Sheffield City Region and The Humber - HCA

**Prepared by:** Jane Hunt – Area Manager  
Sheffield City Region and The Humber - HCA

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**1. MATTER FOR CONSIDERATION**

This report provides the Board with an update on HCA investment in Sheffield City Region (SCR) and highlights progress on key initiatives and projects.

**2. RECOMMENDATION**

The Board is invited to note the contents of this paper.

**3. OVERVIEW OF INVESTMENT IN SCR**

This paper summarises the agency's currently forecast investment in the SCR from the current 2014/15 financial year onwards.

The report includes an investment summary table (Table 1) with green flags for committed investment, amber for projects that have reached the shortlisting or due diligence stage (including Help to Buy which is a demand led programme) and blue for other possible investment. The table contents is summarised below.

**Affordable homes programmes**

The affordable homes programmes are anticipated to deliver nearly 3500 homes up to and including 2017/18, with grant and loan funding allocated to the Housing Providers within SCR of over £80m, an increase from the last report which reflects the inclusion of all the schemes within all the AHP 2015-18 allocation. The majority of this funding is secure subject to successful on-going delivery by partners.

Board members will recall that success has also been achieved in realising SCR ambitions to access HCA loan and equity funding through local authority and housing delivery partners to maximise the LEP's share of national funds in competitive bidding rounds, as summarised below.

**EZ Local Infrastructure Fund**

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The Agency has completed loan facility agreements with both Sheffield Business Park and Harworth Estates at Waverley to a total value of £12.7m and both have now started to draw down their Local Infrastructure Fund loans. At Sheffield Business Park, work continues on site. The current programme is due to be complete at the end of May 2015.

At Waverley the reinstatement of Highfield Lane has been completed and the first new plot for circa 81 homes sold to Harron Homes. All other elements of the programme are underway and targeted to be complete by 31 October 2015.

### **Large Sites Infrastructure Programme (LSIP)**

The Large Sites Infrastructure Programme provides a package of support to bring forward large scale housing development.

The Unity DN7 project in Doncaster is continuing through due diligence. The large scale, long term nature of the projects in LSIP means that this could take some time. Currently the applicant is due to submit an outline planning application for the whole scheme in May for determination towards the end of the year. Until this is determined it is unlikely there will be significant progress in concluding the due diligence since LSIF requires certainty to the delivery programme.

### **Large Sites Capacity Fund**

DCLG invited capacity bids to support planning authorities in strategic. DCLG has now approved applications for support through the Large Site Capacity Fund from Chesterfield, Doncaster and Rotherham who have already received the grant for 2014/15. Doncaster and Rotherham will receive further funding in 2015/16 (subject to Treasury approval). This funding is to support additional capacity in the planning consent process to help deliver large sites of 1,500+ homes.

### **Local Growth Fund (Housing Infrastructure)**

The Autumn Statement in 2013 included an announcement of £50m for a Local Growth Fund to unlock housing developments ranging from 250-1499 units. The £50m, which must be spent in 2015/16 will provide targeted support to sites which are championed by the relevant Local Enterprise Partnership where infrastructure, through its early provision, can unlock or accelerate the delivery of housing.

Langtree Land and Property Ltd had applied for a loan to front fund infrastructure at the Former Firbeck Colliery Site in Costhorpe Bassetlaw but have unfortunately withdrawn their bid. Alternative mechanisms of support are being explored through the housing sites review. A second application at Coalite Works in Bolsover is currently on the reserve list.

### **Builders Finance Fund**

The Builders Finance Fund is a £525m recoverable capital fund made available to support the delivery of housing sites. Aimed at sites delivering between 15 and 250 units, the support is available as a loan or equity investment on commercial terms to private sector developers over the period 2015 – 2017.

In Sheffield City Region there has been 12 applications shortlisted for Due Diligence, with 3 of these now placed on a Reserve List and 1 Withdrawn by the Applicant. Due Diligence and Credit Approvals are on-going with anticipation that successful schemes will be contracted by April 2015.

Builders Finance Fund has been expanded to include “micro-building” sites between 5-15 homes, which extends eligibility for the sites from the previous minimum of 15 units and could provide some good opportunities with smaller developers. The fund is now open for bids, on a continuous market engagement basis.

### **Housing Zones**

20 Housing Zones were announced in the Budget on 18 March 2015 including Harworth in SCR. Investment from HCA in this location will facilitate contaminated groundwater remediation and accelerate the delivery of up to 1600 homes across the site. Two other expressions of interest were received from Barnsley and Sheffield – Rotherham. HCA remain committed to working with these authorities to bring forward the housing in these areas.

### **Custom Build**

The Agency is currently administering a Custom Build Loan Fund of c£25m over 2012-15 to provide loans, on commercial terms, for Custom Build proposals. To date SCR has benefitted from Custom Build loans at Morton, North East Derbyshire and in Gawber, Barnsley.

The fund has been running on a Continuous Market Engagement basis since February 2015 and further applications are welcomed.

**Table 1 Summary of HCA investment in Sheffield City Region 2014/15 onwards**

HCA aligned investment (September 2014)	HCA funding (£ thousands)			Approval stage	Outputs	
	Grant	Loan / recoverable investment	Capital investment		Homes (units)	Commercial floor space (m2)
<b>Affordable housing programmes</b>						
Affordable Homes Programme (1)	43,429	0	0	GREEN	2620	0
Care and Supported Housing fund	1,424	0	0	GREEN	31	0
Empty Homes Programme funding	2,306	0	0	GREEN	140	0
Custom Build	0	874	0	AMBER	39	0
Other local programmes (2)	4,243	30,160	0	AMBER	941	0
<b>Affordable housing programmes total</b>	<b>51,403</b>	<b>31,754</b>	<b>0</b>		<b>3771</b>	<b>0</b>
<b>Strategic HCA projects (3)</b>						
The Avenue Coking Works	0	0	35,778	GREEN	469	3,800
Chesterfield Waterside (4)	0	0	503	GREEN	19	0
Shirebrook, AMPTC	0	0	1,840 4,530	AMBER AMBER	0	2,350
<b>Strategic HCA projects total</b>	<b>0</b>	<b>0</b>	<b>42,148</b>		<b>469</b>	<b>6,150</b>
<b>Economic and Housing Growth</b>						
Waverley Large scale housing and EZ LIF	0	10,957	0	GREEN	3,600	114,214
Sheffield Business Park LIF	0	1,804	0	AMBER	0	83,940
Shirebrook PLIF	0	1,320	0	GREEN	0	0
Builders Finance Fund (5)	0	24,662	0	BLUE	871	0
<b>Economic and housing growth total</b>	<b>0</b>	<b>38,743</b>	<b>0</b>		<b>4,471</b>	<b>198,154</b>
<b>SUB TOTALS</b>	<b>51,403</b>	<b>70,497</b>	<b>42,148</b>		<b>8,711</b>	<b>204,304</b>

- Notes:
- (1) Includes Affordable Homes Programmes, National Affordable Homes programme, and Affordable Homes Guarantees Programme.
  - (2) Includes Mortgage Rescue, Traveller Pitch Funding (grant) and Help to Buy (recoverable investment).
  - (3) Only strategic project with capital investment are listed here. In addition, other strategic projects are being brought forward using HCA land assets
  - (4) Funding for Chesterfield Waterside forms part of AHP so is included here for illustration but included in the AHP total
  - (5) These are all currently short-listed bids subject to a process of due-diligence (includes 2 Reserve list projects).

#### 4. KEY STRATEGIC PROJECTS

The Board will recall that HCA's investment profile also includes a number of land assets which arose from either the National Coalfields Programme or the Economic Assets programme following the handover of assets from either Yorkshire Forward or East Midlands Development Agency. The SCR Growth Plan ask is for these to be used to accelerate housing delivery across SCR.

In terms of aligning investment, Avenue Coking Works provides for up to 1,100 new homes and is part of the string of sites to be opened up along the A61 corridor, a priority for both SCR and D2N2. Carr Lodge and other sites around Doncaster, and Shirebrook provide for up to a further 3,000 homes minimum to support further growth.

In addition the Digital Campus' sites support the priority for economic growth in Sheffield City Centre, and the Advanced Manufacturing Park and Rockingham land next to J36 of the M1 support directly the ambitions of the EZ.

##### **Avenue Coking Works, North East Derbyshire**

Remediation of the Avenue, in North East Derbyshire, is progressing well with a current estimated completion date of the end of 2016. The site, which was one of the most contaminated sites in Europe, will be transformed into an area of housing, employment, community facilities and open space.

The Avenue Area Strategic Framework, an interim planning policy document, was adopted by North East Derbyshire council in March 2013 and Outline Planning Approval including a first phase of housing was received on 7 February 2014.

Following procurement of a housing developer through the HCA's Delivery Partner Panel 2 (DPP2) the preferred developer was approved in October 2014 and will be in contract by the end of March 2015. A start on site, anticipated to be a minimum of 239 homes, is expected in March 2016.

Public Land Infrastructure Fund (PLIF) investment of over £4.9m was also secured in September 2013 as a recoverable loan to deliver the access into the site from the A61 and this is scheduled for completion by the end of March 2015.

In addition, NEDDC have applied for SCRIF funding for further infrastructure to maximize the job creation and housing potential at the southern end of the Avenue site.

##### **Shirebrook, Bolsover**

PLIF investment of £1.32m has opened up the first phase of housing at Shirebrook for 153 homes with potential for a further 1,000 to follow. Negotiations are being finalised with the first phase developer following procurement again through DPP2. Previously, HCA has sold its remaining employment land at Shirebrook to Sports Direct.

HCA has also agreed to work with Bolsover Council to look at the balance of housing and possible employment use in the Phase 2 land.

### **Doncaster Housing Sites**

HCA's land assets to the south and west of Doncaster are comprised

- Bentley, where development is well advanced by Keepmoat,
- Carr Lodge, where the first phase awarded to a consortium of Keepmoat, Strata Homes & Fairgrove (custom build) has over 50 completions following the construction of a £3.5m distributor road utilising national funding for Accelerated Land,
- Askern which again has been awarded to Keepmoat who are due to start off-site works in the next 3 months.
- Brodsworth where the planning and due diligence work is to be undertaken before being offered to DPP2 panel members in Autumn 2015.

### **Other Surplus Government Department Land**

HCA is the potential recipient of other surplus government land. As a result of targets being set for all government departments. The first of these taken on by HCA was Saltergate, the land behind North East Derbyshire's offices in Chesterfield with a capacity for around 30 homes. Options for the procurement of a developer for the site are currently under consideration, following a limited response to the site from the DPP2, with a view to securing a developer by March 2016.

A further tranche of other government department land is anticipated in May 2015, but it is expected that these will be relatively small sites and premises.

### **Digital Campus, Sheffield City Centre**

Planning permission has now been granted for offices on the remaining land at Phase 1. The HCA agreed that, subject to the developer achieving planning permission for the remainder of its interests in Phase 1 for further office uses, the site is then transferred to the developer. Negotiations should be finalised shortly on terms. The developer will then release its options on both the Phase 2 and Phase 3 sites.

In parallel, the HCA has received interest in the former Nelson Mandela site and the Phase 2 site for a range of uses which are currently being assessed.

Works by East Midland Trains to resolve conflicts of access caused by taxis and people picking up and dropping off train users has now been completed. The HCA is now in discussion with Network Rail to secure improved access to the Phase 3 development site and preparing a marketing brief.

### **Castle College, Sheffield**

Kier has around 50% of the development at Castle College complete or under with first occupants moving into homes March 2015.

### **Advanced Manufacturing Park, Rotherham**

The occupancy of AMPTC remains high at 96% with demand boosted by the success of the wider Park. The conference and restaurant facilities are also still performing well and the building is now operating as more of a hub to the Park.

Work has now started on site for the next phase of development on the plot adjacent to the building for a further 5 larger workshops and ancillary offices. Practical completion is expected in September 2015.

### **Land at Rockingham J36**

The HCA continues to support BMBC in developing a holistic solution to support housing and economic growth in this area. The Agency has agreed to a land transaction with BMBC, whereby the proportion of the HCA's site required for the infrastructure shall be transferred to BMBC at nil value subject to certain conditions. BMBC has finalised the design of the roundabout and secured planning consent. Subject to BMBC being able to fund these works, the HCA's intention is to then dispose of its remaining plots of land during 2015/16. Further discussions are underway regarding the potential to open up the wider Rockingham site including the landholdings of Wentworth Estates and Harworth Estates.

## **5. HCA STAFF RESOURCE**

HCA remains committed to its Sheffield City Region and The Humber team working alongside the SCR LEP to increase the capacity to attract investment in response to the request for a dedicated staff resource. The HCA continues to offer dedicated relationship managers for all local authorities (Lisa Jones for South Yorkshire, Tamsin Hart for the NHMA and Kate Reid for Derbyshire Dales) and they continue to work with officers to help them understand new bidding rounds and changes in criteria to investment and the packaging of bids for specific initiatives. ATLAS support to local authorities is ongoing where they are bringing forward future strategic growth. This includes the SCR priority areas of

- Avenue, North East Derbyshire,
- Staveley, Chesterfield,
- Waverley, Rotherham,
- Bassingthorpe, Rotherham
- DN7, Doncaster.

Work continues with the Local Authorities and SCR LEP officers to get a better understanding of the housing priority sites, involving the relationship managers and Jane Hunt as the dedicated SCR LEP relationship manager. This work is now providing a basis for a housing delivery strategy for SCR and will continue to be refined to respond to potential government initiatives and changes to categorisation.

Jane Hunt, Area Manager, Sheffield City Region  
Rob Pearson, Head of Area, Sheffield City Region & The Humber  
Homes and Communities Agency

20 March 2015

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