

HOUSING BOARD

9th January 2020

HOUSING FUND – UPDATE AND FUTURE PROGRAMME

Purpose of Report

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

Thematic Priority

This report relates to the following Strategic Economic Plan priorities:

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

Freedom of Information

The paper will be available under the Combined Authority Publication Scheme

Recommendations

The Board is asked to

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

1. Introduction

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

view to this being reviewed to prioritise interventions based upon the policy approach the Housing Review establishes.

1.4

This report provides an update on the existing programme situation and future direction of travel.

2. Proposal and justification

The current Housing Fund programme

2.1 Total current HF programme = £10,770,104

- Approved schemes = £7,571,224
- FBC stage schemes = £663,880
- SBC stage schemes = £2,525,000

ACTIVE PIPELINE	SCHEMES - APPROVED		LA Area	SCR Funding	Homes	AH %	AH
	Former Park Gardeners (HA)	Sheffield	£517,060.00	38	100%	38	
	Leach Lane, Mexborough (Private)	Doncaster	£350,020.00	25	0%	0	
	Little Kelham P2 (Private)	Sheffield	£1,000,000.00	172	0%	0	
	Falstaff (Public/ Private)	Sheffield	£1,517,144.00	106	6%	6	
	Bradwell 12 (CLT)	DDDC	£270,000.00	12	100%	12	
	Go Early Housing Sites	Rotherham	£3,917,000.00	171	72%	123	
	Approved		£7,571,224.00	524	34.16%	179	
	SCHEMES - FBC STAGE		LA Area	SCR Funding	Homes	AH %	AH
MMC Pilot (Public)	Rotherham	£663,880.00	22	100%	22		
FBC Stage		£663,880.00	22	100.00%	22		
SCHEMES - SBC STAGE		LA Area	SCR Funding	Homes	AH %	AH	
OPEN_012 (HA)	Sheffield	£2,535,000.00	167	66%	111		
SBC or Progressing to SBC		£2,535,000.00	167	66.47%	111		
Total			£10,770,104.00	713	43.76%	312	

Based on approved schemes:

Current HF intervention rate per home = c£14k

Total investment unlocked = £71m

- Local Authority investment = £21.1m
- Homes England investment = £10.7m
- Private investment = £32.5m

Future SCR Housing Priorities and Investment

2.2 The current Housing Fund has been successful in unlocking other sources of funding and has co-supported projects with Homes England and this is likely to continue through the lens of 'place'. Future housing investment opportunities are being developed in liaison with the four South Yorkshire Authorities and Homes England, in particular, looking at priority strategic 'Places'. However, priorities will also be informed by the emerging Strategic Economic Plan and the Housing Review.

2.3 Homes England are looking to establish a new working relationship with the SCR to provide a more joined up approach to housing and regeneration policy and investment (see separate

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

3. Consideration of alternative approaches

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

4. Implications

4.1 Financial

None arising directly from this report.

4.2 Legal

None arising directly from this report.

4.3 Risk Management

None arising directly from this report.

4.4 Equality, Diversity and Social Inclusion

None arising from this report.

5. Communications

5.1 None arising from this report

6. Appendices/Annexes

6.1 None

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