

Accelerating Housing Delivery in Bradford City Centre and Shipley Canal Road Corridor – Public Sector Intervention Strategy

Intervention category	Description	Impact	Status
Housing Growth Zone	<ol style="list-style-type: none"> <li>1. Simplified planning (through LDOs)</li> <li>2. Flexible approach to planning obligations (e.g. tenure of affordable)</li> <li>3. Prioritisation of funding and investment streams</li> <li>4. Discount to Council tax to incentivise occupiers</li> </ol>	<ul style="list-style-type: none"> <li>• Improve certainty / remove planning costs for developers thus enhancing viability</li> <li>• Enhance viability through removal/reduction in AH liability and increasing value of affordable elements</li> <li>• Funding for infrastructure and enabling works will address and bridge viability deficits on schemes</li> <li>• Enhance occupier demand resulting in improved sales values and sales rates, increasing development viability</li> </ul>	<p>Concept agreed March 2016</p> <p>Simplified planning being implemented e.g. LDO adopted for to improve certainty for developers in Little Germany Conservation Area. Potential for future LDOs currently being explored (e.g Shipley Town Centre)</p> <p>Flexible planning being implemented e.g. Specialist Major Development Team, Effective Major Pre-application Service, Planning Performance Agreements / Accelerated Planning Application Service.</p> <p>Prioritisation of funding and investment streams being implemented</p> <p>Council tax discount. Further work required to develop concept.</p>
Local Growth Fund (LGF)	Local Growth Fund administered by Leeds City Region Local Enterprise Partnership (LCR LEP) / West Yorkshire Combined Authority (WYCA). Capital funding available on part loan / part grant on	Grants will address abnormal development costs and plug viability gaps, thus making development viable	<p>Awards already made e.g. One City Park £5.2million site reference B1.2</p> <p>Business case being prepared for New Bolton Woods (NBW1)</p>

	recoverable basis in accordance with objectives of Strategic Economic Plan for Leeds City Region (SEP). The SEP identifies Shipley Canal Road Corridor as a priority location for investment.		Chain Street in the city Centre identified as potential LGF bid.
Bradford Council led Housing Investment Fund	Fund specifically for enabling the delivery of residential development. Fund would be set up with ring fenced New Homes Bonus and Council tax receipts. Fund would be dedicated to a combination of measures to unlock delivery including infrastructure, site remediation and development investment / gap funding	Grants will address abnormal development costs and plug viability gaps, thus making development viable	Concept agreed. Feasibility currently being explored.
Local Asset Backed Vehicle for packaging of surplus Council owned site	Surplus council sites packaged and disposed of via development agreement in which obligations are put on developer to utilise cross subsidy from revenues from 'good' sites to 'bad' (i.e. unviable) sites	Packaging of sites will enable cross subsidy enhancing the viability of difficult Council owned sites.	Concept agreed. Packaging options currently being explored.
Homes and Communities Agency	<p>HCA is able to intervene in a wide range of measures under the following programmes:</p> <ul style="list-style-type: none"> <li>• Starter Homes acquisition fund</li> <li>• Starter Homes Land Fund</li> <li>• Home Builders Fund</li> <li>• Accelerated construction</li> <li>• Station fund</li> </ul> <p>It is understood further details will be provided following Autumn Statement.</p> <p>The Council is currently in live discussions with HCA on funding to support delivery of housing sites across the District,</p>	<p>Funding for enabling technical works will address and bridge viability deficits on schemes</p> <p>Technical enabling works will improve certainty for developers thus enhancing viability</p>	<p>To date</p> <ul style="list-style-type: none"> <li>• 18-24 Canal Road Mills, 101 units nearly completed</li> <li>• Manor Building, 53 units 25% completed</li> <li>• City Exchange, 66 units, may come forward via Homebuilders Fund</li> <li>• Shipley East (SE1) Starter Homes funding</li> </ul>

	including sites in Bradford City Centre and Shipley & Canal Road Corridor. Further details will be provided following Autumn Statement.		
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