

Greater Lincolnshire Leaders & Chief Executives Meeting

14th July 2016

Housing and Infrastructure: Progress against Devolution Deal commitments and a short-list of schemes that are deliverable in the short-term

Purpose

The purpose of this report is to share progress against GL Devo Deal commitments in respect of Housing and Infrastructure and to propose a mechanism for identifying a short-list of Housing and Infrastructure schemes whose deliverability could be accelerated by funding brought forward through a second devolution deal.

Recommendations

It is recommended that Leaders note progress against the Devo Deal commitments for Housing and Infrastructure and agree to consider draft Housing and Infrastructure delivery programmes at a meeting to be arranged in August. These draft programmes will identify a small number of projects that would be able to deliver more speedily through an accelerated release of financial support by government in the context of a second devolution deal.

Devo Deal 1: Progress

Devo Deal 1 Commitment	Progress
33. Greater Lincolnshire authorities will set an ambitious target for increasing new homes, jointly agreed with the Department for Communities and Local Government, which reflects latest assessments of housing need, and will report annually on progress. Greater Lincolnshire authorities will set out by July how they will meet this target. This will include proposals to deliver the immediate 25,000 homes needed over the period 2016-2021 and 100,000 homes over the longer period of Local Plans.	<p>The target has been agreed. Work is well advanced to produce a Delivery Plan. When complete, this will list the most important housing development sites across Greater Lincolnshire; highlights potential blockages, mitigation and cost, and estimates when housing development should take place.</p> <p>This will be produced in draft form, to be submitted to DCLG by the end of July. The final draft document will be submitted for approval by Leaders at a meeting in August (to be arranged). The final document will be submitted to the meeting of Joint Committee in September 2016 and to the GL LEP Board following that.</p>

Devo Deal 1 Commitment	Progress
<p>35. Greater Lincolnshire will also produce a strategic infrastructure delivery plan by September to identify the infrastructure needed to support the increased funding of new homes, and proposals to fund this through devolved infrastructure funds, through national programmes and through local funding.</p>	<p>Work is well advanced to produce a GL Strategic Infrastructure Delivery Programme (SIDP). This will be divided into short-term deliverable projects and those that are more aspirational/ longer-term. There will be a smaller category of projects that have considerable potential but that will benefit from additional feasibility/ technical work before they can be prioritised for funding.</p> <p>The final draft SIDP will be submitted for approval by Leaders at a meeting in August (to be arranged). The final document will be submitted for approval by Leaders at the meeting of Joint Committee in September 2016 and to the GL LEP Board following that.</p>

Devo Deal 2: Requirement for limited number of short-term deliverable Housing and Infrastructure schemes

At their meeting with civil servants in London on 29th June 2016, Greater Lincolnshire CEOs robustly argued for early agreement about as much as possible of the proposed Devo Deal 2 (final paper agreed at 10th June 2016 GL Joint Committee). An outcome of the meeting was a request for further information about a relatively short list of schemes whose delivery would be accelerated through the early release of financial support by government. Although the majority of these will be housing-infrastructure projects, other infrastructure priorities will also be considered.

Because officers have undertaken the foundation work for this (above), it will be possible to produce proposals for consideration by Leaders within weeks. The short-listing of early wins is being undertaken using the following methodology:

Housing

Category 1 - Planning permission in place. Additional investment would allow start on site within two years.

Category 2 - Planning permission in place. Additional investment would allow start on site within 5 years.

Category 3 - No planning permission. Additional investment would allow start on site within 10 years.

Within Category 1, sites will be ranked based on their capacity for creating additional units (SUEs/ Housing Zones for 500+ units to be given priority). For each of these sites an attempt

will be made to capture the nature of affordable delivery and whether the investment required includes an allowance for affordable housing.

Infrastructure

Category 1 – Feasibility and technical work advanced. Outputs clear and ratio between these and funding are positive. Planning permission in place or imminent. Public sector investment would allow start on site within 2 years.

Category 2 – Potential for early delivery and high value outcomes relative to cost. But information not presently available to enable accurate prioritisation.

Category 3 – Permissions and technical information not in place and/ or relatively low potential outcomes and/ or high potential cost in exchange for outcomes.

Within Category 1, projects will be ranked according to the multivariate approach agreed at the Housing & Infrastructure Group (HIG) and applied by the Group's consultants. The detailed methodology can be made available for any Leader interested to examine it.

Joining Housing and Infrastructure projects up

Many priority Housing projects require investment in infrastructure. Equally, many priority infrastructure projects have housing outcomes. However, the relationship is not exact.

Deliverable projects will be identified using the above methodologies. Where they span Housing and Infrastructure lists, they will be merged and ranked accordingly.