



REPORT OF:	HOUSING, HEALTH AND ECONOMIC DEVELOPMENT SERVICES MANAGER
TO:	EXECUTIVE
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BROWNFIELD SITES FUND

PURPOSE OF REPORT

To provide an update regarding the Pendle Brownfield Sites fund and the launch of the Government's Housing Infrastructure Fund.

RECOMMENDATION

To note the progress regarding the Pendle Brownfield Sites Fund and note the launch of the Government's Housing Infrastructure Fund.

REASON FOR RECOMMENDATION

To keep members up to date regarding the Brownfield Sites Fund and new funding opportunities which could help to deliver more houses within Pendle.

ISSUE

Background

The Pendle Brownfield Sites Fund aims to support and expedite development on brownfield sites by providing funding to help make sites viable.

There are currently two elements to the fund:

- 1. The Brownfield Sites Grant Fund (£500k):** this offers developers a grant of up to £10,000 per house built, for up to 10 houses per site.
- 1. The Brownfield Sites Main Fund (£1,037,435):** Supporting the redevelopment of Brownfield sites for both housing and employment uses, with the level of funding being decided on a case by case basis.

Brownfield Sites Fund update

Brownfield Sites Grant Fund

2. As previously reported, we have written to the owners of 28 brownfield sites with planning permission for housing. 4 applications have been submitted and considered by the Grants Panel. One has been approved and three declined as they did not fully meet the grant criteria. A further 8 site owners expressed an interest in submitting an application but said they needed to do some further work first to, for example, secure development finance, gain full planning permission, amend their scheme, etc. An update was sought from the owners of these sites earlier in the year. 3 responded saying they are still interested in making an application (their sites would accommodate 9 houses in total), 4 did not respond and one was in the process of selling their site.
3. A follow-up letter has also been sent to the remaining site owners who didn't respond to the initial letter they were sent regarding the fund. Two have subsequently come forward to request further information but no applications have been received to date (these two sites could accommodate 9 dwellings in total).
4. A total of £50,000 of this part of the fund has been committed and this should lead to the delivery of 5 houses.

Brownfield Sites Main Fund

5. Two applications have been made to the Brownfield Sites Main Fund, one for the redevelopment of the former Oak Mill site off Skipton Road, Colne for new housing and the other for the Phase 2 development of the former Reedyford Mill site in Nelson for employment use. Both were approved with some conditions.
6. As a result of these approvals, up to £455,000 of this part of the fund has been committed.
7. The owners of two other strategic brownfield sites have been in contact regarding the fund and further discussions need to take place regarding their plans for the sites.

Housing Infrastructure Fund

8. The Government has recently launched its Housing Infrastructure Fund (HIF) which is available to local authorities on a competitive basis. HIF provides grant funding for new infrastructure that will unlock new homes in the areas of greatest housing demand. Pendle Council are looking at submitting a bid, however we are seeking clarification from the Homes and Communities Agency on some aspects of the fund and are still waiting for full details of the application process to understand what we can bid for. It may be that some of the unallocated Brownfield Sites Funding will need to be redirected to provide match funding for a Pendle bid.
9. A further report will be brought back to the Executive if a bid is submitted.

IMPLICATIONS

Policy: Use of the fund for housing and employment sites helps to support the delivery of the Council's Jobs and Growth Strategy.

Financial: Funding for the Brownfield Sites Fund is within the approved Capital Programme for 2017/18.

Legal: None directly arising from this report

Risk Management: None directly arising from this report

Health and Safety: None directly arising from this report

Sustainability: None directly arising from this report

Community Safety: None directly arising from this report

Equality and Diversity: None directly arising from this report

APPENDICES

None

LIST OF BACKGROUND PAPERS

Reports to Executive on Brownfield Sites Fund:

17th September 2015

9th February 2016

30th June 2016

17th November 2016

8th February 2017