

# Brownfield Land Fund Call for Projects

Teams Live event  
22 June 2021



**METROMAYOR**  
LIVERPOOL CITY REGION



# Agenda

1	Introduction to Session & Role of CA	Dr Aileen Jones
2	The Brownfield Land Fund & Investment Strategies	Tracy Gordon
3	Application & Decision Making Process	Sharon Hanbury
4	Legal Agreement and funding draw down	Anna Spencer
5	Q & A	All

# The Combined Authority

Why  
are we  
here?

The purpose of the Combined Authority is to work in partnership to make a difference through Devolution to improve the lives of the 1.6m people we serve

What  
are we  
aiming  
for?

A fairer, stronger, cleaner, City Region where no one is left behind

How  
will we  
do  
this?

We do this by using the powers and funding devolved to us to develop, fund and deliver a transport system, programmes and projects that are in the best interest of our residents

# The Combined Authority & Housing

- Role in Spatial Development Plan as part of devolution deal
- Devolved funds to address city region issues
- Strategic Delivery Team delivering first dedicated housing funding
- Created a new Housing Delivery Team

# Brownfield Land Fund

- BLF £45m over 4 years to CA
- To deliver land for 3,000 to 4,000 homes
- Grant/Loan/Equity

To be eligible, schemes must;

- SOS by March 2025 at the absolute latest
- Must address market failure
- Demonstrate Value for Money / BCR of at least 1
- Demonstrate strategic fit & comply with Planning Policy
- Comply with Subsidy Control

- Can match with Affordable Housing Programme



# LCR Housing Investment Strategy

- **Rebalance the housing offer** - larger higher value market homes (4+ beds) and a wider range of affordable homes (1-bed and 4+ in particular);
- **Delivery at scale** (strategic sites or support the packaging up of smaller sites);
- Ensure new homes are **well designed, accessible, highly energy efficient and digitally connected**;
- Provide opportunities for **MMC and SME builders**;
- Invest in the **improving the quality of our existing homes** (e.g. via retrofit) with a focus on our most deprived neighbourhoods;
- Improve the **tenure mix and sustainability** of low demand neighbourhoods; and
- Ensure that the supply of **supported and extra care housing** meets projected demand arising from ageing population

# Housing Investment – spatial element

Drive change in the City Region's housing offer by developing the potential of the following sub regional market areas ;

- **Halton / St Helens / S. Knowsley** – functions as part of Warrington HMA. Emerging potential to attract higher earners into the LCR via provision of larger, higher value homes
- **Liverpool City Centre / North Docks / Wirral Left Bank** – high density, high quality designed urban living centred on unique waterfront location. Innovative design to incorporate larger family homes
- **North Liverpool / South Sefton / North Knowsley** – distinct market with potential to transform offer in this part of the City Region. Strategic site opportunities exist
- **Town Centres** – sites in or periphery of our town centres
- Would not preclude sites in other areas which may emerge and require investment to address **market failure**

# Application Documents

Please submit by 14<sup>th</sup> July 2021 –

✓ **Expression of Interest Form**

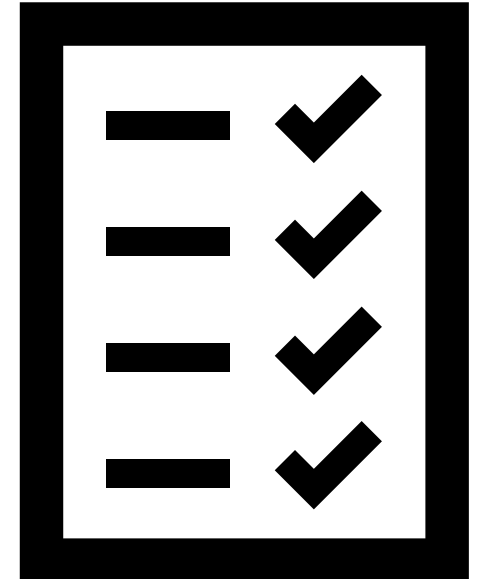
*(Delivery structure, programme, headline costs, rationale for funding etc)*

✓ **Summary Appraisal template**

*(with detailed appraisal, if possible)*

✓ **Supporting evidence**

*(site details, proposed scheme, pertinent surveys etc)*





# Decision making process

## Consideration of Eols

- Consultation with LAs
- Consultancy support to CA
- Further detail/queries

## Shortlisting of applications

- Internal Panel for decision
- Initial response to applicants
- Target for completion  
September

## Detailed Consideration of applications

- Due Diligence – CA, consultant support
- Further detail/queries

## Final decision making

- External Panel
- CA Board
- Estimate completion by  
December

# Grant Funding Agreement

- Standard and specific clauses/requirements
- Delivery Specification
- Payment terms
- Default provisions
- Overage and Clawback
- Monitoring and evaluation plans
- Special terms

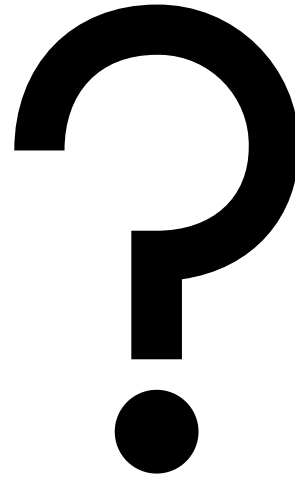


# Monitoring, reporting and funding draw down

- Quality Assurance Framework
- Monitoring & reporting
- Formal change process for approved variations
- Claims process
  - Evidence to support claim
  - Detailed consideration



# Questions



Any additional queries:



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[www.liverpoolcityregion-ca.gov.uk/what-we-do/brownfield-land-fund/](http://www.liverpoolcityregion-ca.gov.uk/what-we-do/brownfield-land-fund/)