



Agenda

Overview and Scrutiny Committee

Date: **Wednesday 18 March 2026**

Time: **2.00 pm**

Place: **Ergo Business Centre**

Membership

| | |
|------------------------------|---------|
| Councillor Richard Meredith | (Chair) |
| Councillor Jonathan Bibb | |
| Councillor Mark Collinson | |
| Councillor Andrew Cousins | |
| Councillor Steve Gallant | |
| Councillor Daren Hale | |
| Councillor Denis Healy | |
| Councillor Barbara Jeffreys | |
| Councillor Shane McMurray | |
| Councillor Christine Randall | |
| Councillor Sarita Robinson | |
| Councillor Gary Wareing | |

For any further information relating to committee, agenda, reports, apologies and substitutions please contact the Democratic Services Officer, Poppy Young, at Poppy.Young@hullcc.gov.uk or call Democratic Services on 01482 614872.

To discuss any issues relating to wider scrutiny matters, please contact Governance Lead and Statutory Scrutiny Officer, Kunwar Khan, at Kunwar.Khan@hullandeastyorkshire.gov.uk.

OFFICIAL

| Item | Page(s) | Suggested Timings (pm) |
|--|-----------|-----------------------------|
| <p>1. APOLOGIES</p> <p>To note the apologies for absence received in advance of the meeting. <i>(Please notify Democratic Services before the meeting)</i></p> | N/A | 1 Minute (2:00 – 2:01) |
| <p>2. DECLARATIONS OF INTEREST</p> <p>To receive declarations of interest in respect of agenda items.</p> | N/A | 2 Minutes (2:01 – 2:03) |
| <p>3. MINUTES OF THE MEETING HELD ON 21ST JANUARY 2026</p> <p>To approve the minutes as a true and correct record.</p> | 4 – 12 | 2 Minutes (2:03 – 2:05) |
| <p>4. CHAIR'S OVERVIEW</p> <p>To receive an overview from the Chair of the Overview and Scrutiny Committee.</p> | | 5 Minutes (2:05 – 2:10) |
| <p>5. CORPORATE AND PEOPLE POLICIES</p> <p>To receive an update on Corporate and People Policies.</p> <p>Report Author/Lead Officer: Miriam Heppell, Strategic Director of HR & OD</p> | 13 – 359 | 60 minutes (2:10 – 3:10) |
| <p>MEETING BREAK</p> | | 10 Minutes (3:10 – 3:20) |
| <p>6. EXECUTIVE FORWARD PLAN</p> <p>To note the Executive Forward Plan.</p> | 360 – 372 | 5 minutes (3:20 – 3:25) |
| <p>7. SCRUTINY WORK PROGRAMME</p> <p>To note the Scrutiny Work Programme as approved at the O&S Committee meeting on 19th November 2025.</p> <p>Report Author/Lead Officer: Kunwar Khan, Governance and Scrutiny lead</p> | 373 – 375 | 5 minutes (3:25 – 3:30) |
| <p>8. DATE OF THE NEXT MEETING: 20 MAY 2026</p> | | |
| <p>9. HOUSING AND PLANNING UPDATE</p> <p>To receive an update on the Housing and Planning Portfolio.</p> <p>Report Author/Lead Officer: Ben Hanson, Housing Lead.</p> | 375 – 392 | 60 minutes (3:30 – 4:30) |
| <p>10. EXCLUSION OF THE PRESS AND PUBLIC</p> <p>To consider the exclusion of the press and public for the items listed as exempt.</p> | | |

| | | |
|---|----------------------|-------------------------------------|
| <p>11. Housing and planning update – Appendix 2</p> <p>To receive an update on the Housing and Planning Portfolio.</p> <p>Report Author/Lead Officer: Ben Hanson, Housing Lead.</p> | <p>393 – 396</p> | <p>20 minutes (4:30 – 4:50)</p> |
|---|----------------------|-------------------------------------|

Members of the public can:

- Attend all public combined authority meetings unless the business to be transacted would disclose 'confidential' or 'exempt' information.
- Inspect agenda and public reports before the date of the meeting.
- Access agenda and reports (relating to items to be considered in public) as well as membership of Overview and Scrutiny, Audit and Executive Board and any other relevant public combined authority committees, these are available at <https://www.hullandeastyorkshire.gov.uk/>

Recording of meetings:

- Please note that filming, photography and recording of this meeting is permitted if it does not disrupt the business of the meeting.
- Members of the public are advised that if you do not wish to be filmed or photographed you should let the Democratic Services know before the meeting starts so that anyone who intends filming or photographing the meeting can be made aware.
- The reporting of meetings is subject to the law, and it is the responsibility of those doing the reporting to ensure that they comply.
- The Combined Authority may make a recording of this public meeting or stream it live to the Combined Authority's website.

Hull and East Yorkshire Combined Authority
Overview and Scrutiny Committee

21st January 2026 2.00pm

Ergo, Bridgehead Business Park, Hessle

PRESENT:

Councillors Meredith (Chair), Bibb, Collinson (M.), Gallant, Haines (substituting for Councillors Robinson and Randall), Hale, Healy, McMurray, and Wareing.

IN ATTENDANCE:

K. Khan (Governance and Scrutiny Lead), A. Menzies (Interim Chief Executive), and P. Young (Democratic Services Officer).

T. Maione (Interim Director of Finance (Section 73 Officer)) – minute 19.

Councillor Handley and S. Skelton (Investment Lead) – minute 20.

APOLOGIES:

Councillors Astell, Jeffreys, Randall, and Robinson.

Mayor Campbell.

| Minute No. | Description/Decision | Action By/Deadline |
|-------------------------|--|---------------------------|
| PROCEDURAL ITEMS | | |
| 16. | NAMED SUBSTITUTES It was confirmed that Councillor Johnson would substitute for Councillor Healy, and all outstanding confirmation of named substitutes would be followed up by the Governance and Scrutiny Lead. The Chair informed Members that future Teams Briefings would have actions taken by Democratic Services. | |
| 17. | DECLARATIONS OF INTEREST Councillor Hale declared a personal interest in agenda item 5 (Financial Plan 2026-27 to 2029-30) in so far as he was a Trustee of several community | |

OFFICIAL

| | | |
|-----|--|--|
| | groups in his local Ward and the city of Hull which may be impacted by the Financial Plan. | |
| 18. | <p>MINUTES OF THE MEETING HELD ON 19TH NOVEMBER 2025</p> <p>The Democratic Services Officer submitted the minutes of the meeting of this Committee held on Wednesday 19 November 2025 for approval.</p> <p>Agreed – That, the minutes of the meeting held on Wednesday 19 November 2025, are agreed, and having been printed and circulated, be taken as read, and correctly recorded and signed by the Chair.</p> | |
| 19. | <p>FINANCIAL PLAN 2026-27 TO 2029-30</p> <p>The Interim Director of Finance (Section 73 Officer) presented a report to enable pre-decision scrutiny of the Authority’s proposed 2026-27 Budget and Financial Plan 2026-27 to 2029-2030.</p> <p>The Committee was informed:</p> <ul style="list-style-type: none">i. That the revenue budget reflected expected growth in the organisation following its first year of operation.ii. The Combined Authority’s Executive Board was required to approve a balanced budget for 2026-27 by 01 March 2026.iii. Senior leadership roles within the Combined Authority were in the recruitment period and it was hoped that the staffing structure would be completed by 2027-28.iv. The Investment Programme reflected projected grant funding available for investment after operational costs had been deducted.v. The key risks to the Financial Plan were organisational growth and development, | |

| | | |
|--|--|--|
| | <p>national pay awards, inflation, and Government grants.</p> <p>vi. HEYCA would work closely with delivery partners to fulfil the conditions of grant funding.</p> <p>vii. HEYCA had a general reserve balance of approximately £300,000, and the latest budget monitoring report for 2025-26 forecasted that HEYCA would transfer £5.078million of unallocated revenue Investment Fund to reserves at the year-end alongside £4.670million of capital Investment Fund for use in future years.</p> <p>The Committee discussed:</p> <p>i. The spending of the UK Shared Prosperity Fund (UKSPF) was underway, and it was expected that the funds would be spent by the end of the financial year.</p> <p>ii. Concerns were raised over potential redundancies across the local area due to a reduction in UKSPF funding.</p> <p>iii. The Combined Authority had a Capacity Fund which contributed toward running costs of the operation, however this fund would not cover all costs.</p> <p>iv. As the Combined Authority established itself, there was a requirement to ensure it had the capacity as an organisation to deliver strategies and plans.</p> <p>v. The Combined Authority was still in the process of implementing strategies to employ its own permanent staff force, and there was a need to move away from the use of agency and contractor staffing.</p> <p>vi. The Investment Fund had been used to cover corporate costs as the Combined Authority established itself as an organisation.</p> | |
|--|--|--|

| | | |
|--|---|--|
| | <p>vii. The £1million from the Community Investment Fund had only been forecast for one year within the budget, to allow for the success of the fund to be measured.</p> <p>viii. Allowances and expenses for the Mayor and Members of the Combined Authority were forecast to increase in accordance with staff pay award assumptions, which would be agreed by the Independent Remuneration Panel.</p> <p>ix. Corporate services via Service Level Agreements (SLAs) with constituent Councils were based on current year estimates, inflated in accordance with the pay award assumption for future years. These costs were subject to potential change as arrangements evolve and HEYCA establishes its own staffing resources.</p> <p>x. Approximately £100,000 had been spent on renting premises, service charges, utilities, business rates, and furniture. It was noted that furniture and rent costs of premises were the largest part of the premises budget, and a review of the current Combined Authority premises, Humber Quays, would be undertaken as the organisation expands.</p> <p>xi. Private sector investment would be developed into future capital schemes, with a possibility for the Combined Authority to receive match-funding from the private sector.</p> <p>xii. There was a lack of benchmarking against other Combined Authorities and Members requested that this be provided off-agenda to Members as a briefing note.</p> <p>xiii. The expertise of staff employed via SLAs was required in-house at HEYCA before</p> | |
|--|---|--|

| | | |
|--|---|--------------------------------|
| | <p>the SLA staff could step away from Combined Authority work.</p> <p>xiv. Members queried the process for accommodation costs of Humber Quays and meetings held at Ergo Business Centre.</p> <p>Members recommended that the Scrutiny Committee urgently seeks assurance that the February meeting of the HEYCA Executive Board will make decisions regarding grant funding programmes previously funded by UKSPF. Members also recommended that the Executive Board communicates those decisions urgently, given that significant employment support staff in the Voluntary Community Sector (VCS) in Hull were at risk of redundancy.</p> <p>The Committee thanked the Section 73 Officer for their report and detailed answers to Members questions.</p> <p>Agreed –</p> <p>a. That, the Committee seek and stress urgency on decision-making and deployment of funding by the Combined Authority;</p> <p>b. That, the Committee propose a ratio, and potentially a cap, on proportional funding allocated to operational costs and a preference toward internal staffing over sub-contractors and Service Level Agreements (SLAs);</p> <p>c. That, quarterly budget updates be provided to the Overview and Scrutiny Committee, in line with the work given to Audit;</p> <p>d. That, publication of decisions related to operational costs and articulation of this to the public;</p> | <p>a–f. Section 73 Officer</p> |
|--|---|--------------------------------|

| | | |
|------------|---|--|
| | <p>e. That, a briefing note on Mayoral Combined Authorities (MCA) comparisons and ambitions relating to inward investment, and that the Committee be assured of what other authorities are doing in comparison to what HEYCA plans to be doing to keep on top of the authority’s responsibilities and remit;</p> <p>f. That, there be a delivery of interim support to prevent the halting of provision;</p> <p>g. That, the Scrutiny Committee urgently seeks assurance that the February meeting of the HEYCA Executive Board will make decisions regarding grant funding programmes previously funded by UKSPF;</p> <p>h. That, the HEYCA Executive Board communicates those decisions urgently, given that significant employment support staff in the Voluntary Community Sector (VCS) in Hull are at risk of redundancy;</p> <p>i. That, the policy on premises, for both offices and meetings, be added to the Scrutiny Committee’s Work Programme for discussion at a future meeting of the Scrutiny Committee.</p> | <p>g–h. HEYCA Executive Board</p> <p>i. Governance and Scrutiny Lead</p> |
| <p>20.</p> | <p>LOCAL GROWTH PLAN – STAGE 2 CONSULTATION</p> <p>The Investment Lead, accompanied by Councillor Handley, presented a report to provide the Committee with an update on the development of the Local Growth Plan, including an initial overview of responses to the Stage 1 consultation, and sets out the outline policy framework being developed, for discussion.</p> <p>The Committee was informed that the Local Growth Plan (LGP) affected all the Combined</p> | |

OFFICIAL

| | |
|--|--|
| <p>Authority and bringing investment into the area was central to the Authority. It was noted that the LGP ensured infrastructures were in place for the Authority to grow.</p> <p>The Investment Lead advised the Committee that there had been a duplication of wording at Appendix 1 and the correct wording would be circulated to Members off-agenda.</p> <p>Discussion took place around the number of responses received from the online survey which totalled 59. The officer advised they had hoped for more responses from residents and hoped this would change in the future, however feedback had been received from business representatives, employers in the region from both small and large businesses, and that approximately 40 responses had been received from the voluntary sector also.</p> <p>The Committee requested that a breakdown of names of organisations that submitted feedback on the LGP be circulated off-agenda with Members. The officer advised that due to General Data Protection Regulations (GDPR), they were unable to share names of organisations however would share a breakdown of types of organisations that participated in the survey.</p> <p>The Committee was advised that the final version of the LGP would be submitted in February and Members would be provided with a copy of the report.</p> <p>Discussion took place around the Committee's powers to view exempt reports. The Committee recommended that clarification be sought from the Monitoring Officer as to which agenda items be considered as exempt.</p> <p>The Committee was keen to ensure that Members were kept updated throughout the LGP's journey and would be grateful for suitable arrangements to be made to share and circulate information as and when it became available to ensure transparency and democratic accountability.</p> <p>Discussion took place around benchmarking and how the LGP would be achieved. The Committee</p> | |
|--|--|

OFFICIAL

| | | |
|--|---|---|
| | <p>noted that the LGP required clear measurables and key indicators to monitor its progress.</p> <p>The Committee was informed that as of May 2026, the Governance and Scrutiny Lead would create a Scrutiny Recommendation Tracker for Members to monitor recommendations made.</p> <p>Agreed –</p> <ul style="list-style-type: none">a. That, the Committee notes the contents of the report;b. That, the Committee further scrutinises the final draft Local Growth Plan, ahead of its consideration by the HEYCA Board;c. That, the correct wording at Appendix 2 be shared off-agenda with Members;d. That, a breakdown of the types of organisations that provided feedback on the LGP be shared off-agenda with Members;e. That, clarification be sought from the Monitoring Officer as to which agenda items be considered exempt;f. That, Members be kept updated o the LGP and suitable arrangements be made to share and circulate information as and when it becomes available to Members, to ensure transparency and democratic accountability;g. That, a ‘lessons learned’ exercised and a wider-engagement strategy be adopted by the Authority;h. That, a breakdown of what work had been completed by external partners and the Authority to deliver the LGP be shared with Members, and | <p>c–d, f–i. Investment Lead</p> <p>e. Monitoring Officer</p> |
|--|---|---|

OFFICIAL

| | | |
|-----|--|--|
| | <p>i. That, a plan with Key Performance Indicators (KPIs), alongside updates on delivery relating to the 'big plays' be created.</p> | |
| 21. | <p>EXECUTIVE BOARD FORWARD PLAN</p> <p>The Committee reviewed the Executive Forward Plan.</p> <p>Members commended the Executive Forward Plan for its level of detail.</p> <p>Agreed – The Committee noted the Executive Board Forward Plan.</p> | |
| 22. | <p>OVERVIEW AND SCRUTINY WORK PROGRAMME</p> <p>The Governance and Scrutiny Lead submitted a report for the Overview and Scrutiny Committee to consider the Scrutiny Work Programme for 2025-2026.</p> <p>The Committee was advised that a date would be finalised for the Game Plan Update at the February Teams Briefing and was provisionally scheduled for Tuesday, 17th February 2026.</p> <p>Agreed –</p> <p>a. That, the Committee notes the Scrutiny Work Programme 2025-26, and</p> <p>b. That, a date for the Game Plan Update at the February Teams Briefing be finalised and confirmed with Members.</p> | <p>b. Governance and Scrutiny Lead</p> |
| 23. | <p>DATE OF THE NEXT MEETING: 18TH MARCH 2026</p> <p>The Committee was informed that the next meeting would take place on Wednesday, 18 March 2026, at 2:00pm.</p> | |

OFFICIAL

Report for Overview & Scrutiny Committee

| | |
|--|--|
| Report Title | Covering Report for HR and Corporate Policies. |
| Meeting date | 18 th March 2026 |
| Executive Board Date / Forward Plan Reference (if applicable) | Health & Safety and HR Policies have been approved by the Board in 3 tranches at the October and November 2025 and January 2026 Boards |
| Executive Portfolio Holder | Mayor Luke Campbell MBE |
| Key Decision | No |
| Classification | Public Please note for any exempt item, it is good practice to provide a short, redacted covering report, along with any redacted annexes, to set out the key non-exempt information, options, and decisions. Exempt status should not prevent the publication of basic details necessary to support transparency and maintain public trust. |
| Report Author / Owner | Miriam Heppell, Strategic Director of HR & OD (Interim) |
| Appendix A | H&S Policies HR Policies |

1. Purpose

To enable scrutiny of the Health and Safety Policies and the Human Resource Policies that have been approved by the Executive Board in October and November 2025 and January 2026 and subsequently implemented in HEYCA.

2. Executive Summary

- a) **Proposal:** That the attached HR and Corporate Policies and Procedures are analysed and scrutinised by the O&S Committee.
- b) **Context and options:** Comments from members will be grateful received and taken forward as part of the review process.
- c) **Issues the proposal seeks to address:** To ensure that implemented policies are as effective as possible

- d) **Legal basis:** Under the Employment Rights Act and the Health and Safety at Work, there is a responsibility on all employers to hold relevant and necessary H&S and Employment Policies.
- e) **Indicative timeline in main report:** N/A
- f) **Finance headlines:** There were no initial financial implications to drafting the policies.
- g) **Risks noted:** Not having appropriate policies in place or not implementing them effectively carries legal, reputational and financial risks
- h) **Equalities and inclusion:** Fair and appropriate employment policies, implemented effectively, ensure that staff are treated equitably and give assurance that the Public Sector Equality Duty is adhered to.

3. Recommendations for Overview & Scrutiny Committee

The Overview and Scrutiny Committee is invited to:

- i. **Analyse** the attached policies and procedures for effectiveness
- ii. **Comment** on the content, noting that they will each be reviewed in short order
- iii. **Agree** the top key areas for officers to address in the next iteration when reviewed.
- iv. **Decide** whether to make and agree any constructive and practical scrutiny recommendations to the Executive.

KK250903v1

Report to the Hull and East Yorkshire Combined Authority Executive Board

18th March 2026

HEYCA HR Policy Framework

Report of the Interim Strategic Director of HR and OD

Report Status:

This report is not exempt

This is not a key decision

1. Purpose of the report

1.1 The purpose of this report is for the Overview and Scrutiny Committee to review and scrutinise the Health & Safety and HR Policies approved by the Executive Board in October and November 2025 and January 2026.

2. Recommendations

2.1 That the Overview and Scrutiny Committee analyse, review and scrutinise the policies that were approved

2.2 That the Overview and Scrutiny Committee comment on the attached HR policies which have been adopted by the Combined Authority, namely:

Tranche 1 (October 2025)

- Health and Safety Policy
- Display Screen Equipment Policy
- Fire Safety Policy
- First Aid at Work Policy
- Manual Handling Policy
- Corporate Complaints Policy
- Disciplinary
- Grievance
- Bullying and Harassment
- Annual Leave

Tranche 2 (November 2025)

- Other Leave (including Maternity leave, Paternity Leave, Adoption leave, Bereavement leave, Jury Service leave and Family leave)
- Absence Management
- Recruitment and Selection
- Travel, Accommodation and Subsistence

Tranche 3 (January 2026)

- Managing Work Performance
- Work Experience
- Menopause Policy
- Flexible Working Policy
- Change Management (including Redundancy) Policy
- Domestic Abuse Policy
- Retirement Policy
- Relocation Policy
- Substance Misuse Policy

3. Background

- 3.1 The establishment of the Hull and East Yorkshire Mayoral Strategic Authority (the MSA) is a legal requirement of the devolution deal agreed by Kingston upon Hull City Council and East Riding of Yorkshire Council with the UK Government in September 2024.
- 3.2 The MSA is a separate legal entity to the two councils, holding its own budget and it will employ its own staff. It is essential that robust and clear employment policies are in place, in line with employment legislation and best practice to provide a safe, legal and well led environment for staff.
- 3.3 The MSA maintains robust and transparent decision-making to support public accountability. It has established a constitution and adopted a Corporate Governance Code and Framework which aligns with best practice guidance and is based on six core principles of good governance - including transparency, accountability and integrity.

4. Policy Framework Priorities

- 4.1 Work has been undertaken to prioritise requirements of the MSA during its start-up phase, considering relevant legislative and MSA Constitutional requirements, as well as general system rules and process expectations.
- 4.2 A number of key areas are already covered by the Constitution and are therefore deprioritised accordingly.
- 4.3 The Policies were drafted and approved in 3 tranches at the October and November 2025 and the January 2026 Executive Board meetings.

4.4 All of the Policies were given a 12 month review period from the date of adoption.

5. Other Considerations

5.1 The following Corporate Policies are captured in the Constitution:

- Whistleblowing
- Anti-corruption and Fraud

5.2 Members should note that there has been no cause to use these policies thus far.

5.3 Members will note that references are made in these HR policies to Trade Unions. There is not yet a Trade Union Recognition and Partnership Agreement in place. Discussions are ongoing with regard to this.

5.2 Members will similarly note that references are also made in these HR policies to Occupational Health Services. These services are also not yet in place for HEYCA. A procurement process is currently being run to remedy this gap and will be formalised through the normal mechanisms.

Miriam Heppell, Interim Strategic Director of HR and OD

Contact Officers:

Miriam.heppell@hullandeastyorkshire.gov.uk

Officer Interests:

None

Appendices:

- Health and Safety Policy
- Display Screen Equipment Policy
- Fire Safety Policy
- First Aid at Work Policy
- Manual Handling Policy
- Corporate Complaints Policy
- Disciplinary
- Grievance
- Bullying and Harassment
- Annual Leave
- Travel, Accommodation and Subsistence
- Other Leave (including Maternity leave, Paternity Leave, Adoption leave, Bereavement leave, Jury Service leave and Family leave)
- Absence Management
- Managing Work Performance

- Recruitment and Selection
- Work Experience
- Expenses
- Menopause Policy
- Flexible Working Policy
- Redundancy Policy
- Domestic Abuse Policy
- Retirement Policy
- Relocation Policy
- Substance Misuse Policy

Hull and East Yorkshire Combined Authority

Forward Plan of Decisions

The Forward Plan is an indication of future decisions. It is subject to continual review and may be changed in line with any revisions to the priorities and plans of the Hull and East Yorkshire Combined Authority. It is re-published on a regular basis to reflect such changes.

Purpose

The Forward Plan sets out all the known decisions to be taken by the Combined Authority Board, Advisory Committees or by way of a Mayoral Decision Notice in the coming months. This makes sure that local residents, businesses and other organisations know what decisions are due to be taken and when. The Forward Plan is a live document which is updated regularly and published on the Combined Authority website (click the 'Forward Plan' button to view). At least 28 clear days' notice will be given of any key decisions to be taken (see below for meaning of "key decision") unless there are circumstances as to why this timescale is impracticable, in such cases the Authority has processes in place to ensure transparency in its decision making.

Commitment to Transparency

Hull and East Yorkshire Combined Authority is committed to the benefits that transparency can bring to effective decision-making, recognising that increased transparency can have a positive impact on performance, efficiency, accountability and delivering greater value for money. The Forward Plan therefore seeks to positively enable transparency by going beyond the publication of just key decisions. For transparency, the Forward Plan sets out all key decisions and seeks to set out all non-key decisions and update reports to be considered within the Authority's formal governance arrangements.

In accordance with the Combined Authorities (Overview and Scrutiny Committees, Access to Information and Audit Committees) Order 2017 (as amended), at least 28 clear days' notice, excluding the day of notification and the day of decision taking, must be published on the Forward Plan of any intended key decision. In the further interests of transparency and driving greater accountability the Hull and East Yorkshire Combined Authority seeks to publish details of expected decisions at the earliest

opportunity. In circumstances where there needs to be a decision made for which it is impracticable to meet this 28 day requirement we will publish the notice as soon as possible complying with our Constitution.

Exempt information need not be included in the Forward Plan and confidential information cannot be included. There may be times when a decision has not been published in the Forward Plan 28 days in advance. This is usually because the matter is urgent, and a decision has had to be made quickly. These decisions can still be made but are subject to the exemptions set out in our Constitution in the Access to Information Rules.

What is a Key Decision?

The definition of a key decision is found in law and in our Constitution. Our Constitution in Article 13: Decision-Making refers to a key decision as meaning a decision, which is likely to: (a) result in the Combined Authority or the Mayor spending or saving a significant amount, compared with the budget for the service or function the decision relates to (currently £1 million) ; or (b) have a significant effect on communities living or working in an area made up of two or more wards or electoral divisions in the Combined Authority area.

When assessing whether or not a decision is a key decision, Officers and Members must consider all the circumstances of the case. However, a decision which results in a significant amount spent or saved will not generally be a key decision if that amount is less than £1,000,000. All key decisions by law must be published on the Forward Plan.

Access to reports

A report will be available to view online one week before a decision is to be taken. You are entitled to view any documents listed on the Forward Plan after publication, or obtain extracts from any documents listed, subject to any restrictions on disclosure. There is no charge for viewing the documents, although charges may be made for photocopying and postage. The simplest way to access reports is via the Combined Authority website: [Hull and East Yorkshire Combined Authority/Governance and Meetings](#), here you can visit the agenda content for all published meetings. The Forward Plan will state if any reports or appendices are likely to be exempt from publication or confidential and may therefore be discussed in private.

If you wish to make representations that a decision which is proposed to be taken in private session should instead be taken in public session, then please contact the Monitoring Officer via: info@ca.hullandeastyorkshire.gov.uk at least 5 working days before the decision is due to be taken.

Notice of decisions

Notice of the decisions taken by the Combined Authority and its committees will be published online within three days of the meeting taking place.

Mayoral Decision Notices and Officer Decision Notices

All Mayoral and Officer decisions that are key decisions require the completion of a Decision Notice; these will be published on our website. Any other Mayoral decision that is taken will also be published and marked that it is not a key decision. The Monitoring Officer will publish any such notice on the Forward Plan on the Combined Authority’s website at least 28 clear days before the key decision is due to be taken.

Standing Items

It can be taken that each Combined Authority meeting and formal committees will begin with Apologies, Declarations of Interest, and Minutes of Previous Meeting. Where public question time provision exists that will also be undertaken. For further enquiries regarding the Forward Plan please contact louise.hawkins@ca.hullandeastyorkshire.gov.uk

| Ref | Title of Report | Decision | Purpose | Consultation | Statutory Consent required | Lead Member/ Decision Maker | Lead Officer | Documents relevant to decision other than report and appendices | Confidential or exempt papers? |
|---------------------------------------|--|-----------------------|--|--|----------------------------|-----------------------------|--------------------|---|--------------------------------|
| HEYCA Skills Board 21 May 2025 | | | | | | | | | |
| | Adult Skills Fund Readiness Submission | Pre-decision briefing | HEYCA is due to take on responsibility for the Adult Skills Fund by September 2026. In order to stay on track to meet this timescale, a suite of | Public consultation HEY skills framework included questions to | No | n/a | Claire Watts, ERYC | None | None |

| | | | | | | | | | |
|--|--|--|---|--------------------------|--|--|--|--|--|
| | | | documentation is required to be submitted to the DfE by the end of May 2025 to demonstrate that it will have all arrangements in place to successfully operate the fund. The required documentation will be attached as appendices to the report and endorsement is sought to submit to the HEYCA Board prior to being submitted to the DfE | inform the ASF strategy. | | | | | |
|--|--|--|---|--------------------------|--|--|--|--|--|

Combined Authority 28 May 2025

| | | | | | | | | | |
|------|--|--------------|---|---|-----|-----------|--------------------------------|------|------|
| 1/25 | Mayoral Update | Update | To allow the Mayor to update the Board following election to office. | n/a | n/a | The Mayor | Lisa Dixon, Monitoring Officer | None | None |
| 2/25 | Adult Skills Fund Readiness Submission | Key Decision | HEYCA is due to take on responsibility for the Adult Skills Fund by September 2026. In order to stay on track to meet this timescale, a suite of documentation is required to be submitted to the DfE by the end of May 2025 to demonstrate that it will have all arrangements in place to successfully | Public consultation on HEY skills framework included questions to inform the ASF strategy. Submission will have been presented to the | No | Board | Claire Watts, ERYC | None | None |

OFFICIAL

| | | | | | | | | | |
|------|-------------------------|--------------|---|--------------------------|----|-----------------|-------------------------------|------|------|
| | | | operate the fund. The required documentation will be attached as appendices to the report and permission is sought to submit to the DfE. | Skills Board 21/05/25 | | | | | |
| 3/25 | Investment Principles | Decision | To agree the principles upon which the Investment Strategy for the Combined Authority will be based. | n/a | No | Board | Alex Codd, HCC | None | None |
| 4/25 | Local Transport Funding | Key Decision | During April 2025, the Department for Transport confirmed its transport funding allocations payable to HEYCA in 2025/26. The report will highlight plans for deployment of this funding in accordance with the grant conditions. | n/a | No | Mayor and Board | Julian Neilson s73 Officer | None | None |
| 5/25 | UKSPF | Key Decision | As detailed in the UKSPF paper at the inaugural HEYCA meeting the allocation methodology for year 4 of the UK Shared prosperity Fund changed significantly. This led to an overall cut in the fund, which disproportionately impacted on the East Riding. Hull City Council saw a 19% cut to the revenue allocation, while East Riding of Yorkshire | n/a | No | Board | Julian Neilson s73 Officer | None | None |

OFFICIAL

| | | | | | | | | | |
|------|--|--------------|--|----------------------|----|-------|-------------------|------|------|
| | | | <p>Council saw a 48% cut to the revenue allocation. It was agreed that East Riding of Yorkshire Council could make a request to HEYCA to top up their revenue allocation from the Mayoral Investment Fund to the level it would have received had the HEYCA total revenue allocation been apportioned on a 50:50 basis. This report makes the case for this increase to revenue funding.</p> | | | | | | |
| 6/25 | Great British Energy's Mayoral Renewables Fund | Key Decision | <p>1. To note that the Combined Authority has worked with the Hull and East Yorkshire Business Growth and Skills Hub (HEY BGS Hub), Hull City Council (HCC), and East Riding of Yorkshire Council (ERYC) to develop and submit one primary application of up to £700k and two supplementary applications to the</p> | Constituent Councils | No | Board | Harry Baross, HCC | None | None |

| | | | | | | | | | |
|--|--|--|---|--|--|--|--|--|--|
| | | | <p>Great British Energy Mayoral Renewables Fund; and</p> <p>2. to seek authorisation to accept such funding if granted and subsequent allocation to the two Constituent Councils to carry out the relevant renewable energy regeneration projects</p> | | | | | | |
|--|--|--|---|--|--|--|--|--|--|

Combined Authority AGM 26th June 2025

| | | | | | | | | | |
|------|---|----------|--|----------------------|----|-----------|--------------------------------|------|------|
| 7/25 | Mayoral Update | Update | To allow the Mayor to update the Board | n/a | No | The Mayor | Lisa Dixon, Monitoring Officer | None | None |
| 8/25 | To note the Mayor and Combined Authority Members and Substitute Members | Update | To note the membership of the Combined Authority including Mayor and Combined Authority Members and Substitute Members | Constituent Councils | No | Board | Lisa Dixon, Monitoring Officer | None | None |
| 9/25 | Mayor's Appointment of Deputy Mayor and | Decision | Appointment of Deputy Mayor and any arrangements concerning mayoral functions | n/a | No | The Mayor | Lisa Dixon, Monitoring Officer | None | None |

OFFICIAL

| | | | | | | | | | |
|-------|---|----------|---|----------------------|----|-------|--|------|------|
| | arrangements concerning Mayoral functions | | | | | | | | |
| 10/25 | Appointment of members to Committees of the Authority (Audit and Scrutiny) and outside bodies | Decision | To consider the nominations by the constituent councils to the Audit and Scrutiny Committees of the Combined Authority and to nominate HEYCA representatives to Transport for the North | Constituent Councils | No | Board | Lisa Dixon, Monitoring Officer | None | None |
| 11/25 | Agree and note Officer Arrangements and Resourcing | Decision | To consider and agree proposals for the staffing of the Combined Authority including interim arrangements | n/a | No | Board | Mark Rogers Interim Head of Paid Service | None | None |
| 12/25 | Report on allowances from the Independent Remuneration Panel | Decision | To consider and agree a scheme of allowances for the Mayor and members of the Combined Authority following a review undertaken by the Independent Remuneration Panel | IRP | No | Board | Lisa Dixon, Monitoring Officer | None | None |
| 13/25 | To approve the Schedule of Meetings for the municipal year | Decision | To consider and approve the Schedule of Meetings for the municipal year | n/a | No | Board | Lisa Dixon, Monitoring Officer | None | None |

Combined Authority 25th July 2025

| | | | | | | | | | |
|-------|--|----------|---|-----|----|-----------|--------------------------------------|------|------|
| 14/25 | Mayoral Update | Update | To allow the Mayor to update the Board | n/a | No | The Mayor | Jayne La Grua, Monitoring Officer | None | None |
| 15/25 | Allocation of Portfolios for 2025/26 | Decision | To agree the allocation of portfolios for 2025/26 | n/a | No | The Mayor | Jayne La Grua, Monitoring Officer | None | None |
| 16/25 | Appointment of Chairs to Committees | Decision | To agree the appointment of the Chairs of the Overview and Scrutiny Committee and the Audit Committee | n/a | No | The Mayor | Jayne La Grua, Monitoring Officer | None | None |
| 17/25 | Consultation on the Yorkshire Wolds Area of Outstanding Natural Beauty | Decision | Response to the Consultation on the Yorkshire Wolds Area of Outstanding Natural Beauty | n/a | No | Board | Mark Rogers, Interim Chief Executive | None | None |
| 18/25 | Appointment of a Service Provider to Develop the pay and Grading Framework | Decision | To appoint a service provider to develop the pay and grading framework for the Combined Authority. | n/a | No | Board | Mark Rogers, Interim Chief Executive | None | None |
| 19/25 | HEYCA's Office Premises | Decision | To consider the location of the HEYCA office premises. | n/a | No | Board | Mark Rogers, Interim Chief Executive | None | Yes |

Combined Authority 26th September 2025

| | | | | | | | | | |
|-------|---|--------------|---|-----|----|---------------|--------------------------------------|------|------|
| 20/25 | Notice of Intent to Establish a Combined Enhanced Bus Partnership | Decision | | | | Board | Mark Rogers, Interim Chief Executive | None | None |
| 21/25 | Hull and East Yorkshire Get Britain Working Plan | Decision | To agree the structure of the plan and the associated governance. | | | | Mark Rogers, Interim Chief Executive | | |
| 22/25 | Establishment of a Community Fund | Decision | To agree the establishment of a Community Fund | N/A | No | Mayor / Board | Mark Rogers, Interim Chief Executive | None | None |
| 23/25 | Draft Prosperity Strategy/Game Plan | Consultation | To consider the draft strategy. | N/A | No | Board | Mark Rogers, Interim Chief Executive | None | None |

Combined Authority 22nd October 2025

| | | | | | | | | | |
|-------|--|----------|----------------------------------|-----|----|-------|---------------------------------------|------|------|
| 24/25 | Hull and East Yorkshire Get Britain Working Plan | Decision | To agree the plan. | N/A | No | Board | Mark Rogers, Interim Chief Executive | None | None |
| 25/25 | Local Growth Plan | Decision | To consider the draft plan. | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |
| 26/25 | Strategic Investment Framework | Decision | To consider the draft framework. | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |
| 27/25 | Mayor's Community Investment Fund | Decision | | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |

Combined Authority 28th November 2025

| | | | | | | | | | |
|-------|---|----------|--|-----|----|-------|---------------------------------------|------|------|
| 28/25 | Strategic Investment Framework | Decision | To consider the draft framework. | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |
| 29/25 | HEYCA Gameplan | Decision | To consider the draft strategy document. | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |
| 30/25 | Principle for Bus Grant Funding Allocations and Delegated Authority 2026/27 | Decision | | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |

Combined Authority 30th January 2026

| | | | | | | | | | |
|-------|---|----------|--|-----|----|--------------------|---------------------------------------|------|------|
| 01/26 | Hull and East Yorkshire Combined Authority Assurance Framework Review | Decision | To consider the updated document | N/A | No | Board/ Mayor | Alan Menzies, Interim Chief Executive | None | None |
| 02/26 | Adult Skills Fund Delegated Decision Making | Decision | To consider the delegation of decision-making powers for the Adult Skills Fund | N/A | No | Board/ Cllr Ross | Alan Menzies, Interim Chief Executive | None | None |
| 03/26 | Proposed Transport funding and regulatory powers for 2026/27 | Decision | | N/A | No | Board/ Cllr Tucker | Alan Menzies, Chief Executive | None | None |
| 04/26 | HEYCA Gameplan | Decision | | N/A | No | Board/ Mayor | Alan Menzies, Chief Executive | None | None |

OFFICIAL

| | | | | | | | | | |
|---|---|----------|---|-----|----|-------------|--|------|------|
| 05/26 | HEYCA HR Policies | Decision | | | | | | | |
| Combined Authority 12th February 2026 | | | | | | | | | |
| 06/26 | 2026/27 Budget | Decision | To agree the HEYCA 2026/27 Budget | N/A | No | Board/Mayor | Julian Neilson, Interim Finance Director | None | None |
| 07/26 | HEYCA Gameplan | Decision | To approve the draft strategy document. | N/A | No | Board/Mayor | Alan Menzies, Interim Chief Executive | None | None |
| Combined Authority 4th March 2026 | | | | | | | | | |
| 08/26 | Humber Economic Strategy | Decision | To approve the draft strategy document. | N/A | No | Board/Mayor | Alan Menzies, Interim Chief Executive | None | None |
| 09/26 | Mayoral Joint Committee - Terms of Reference | Decision | To agree the Terms of Reference | N/A | No | Board/Mayor | Alan Menzies, Interim Chief Executive | None | None |
| 10/26 | HEYCA Local Growth Plan | Decision | To approve the Local Growth Plan | N/A | No | Board/Mayor | Alan Menzies, Interim Chief Executive | None | None |
| 11/26 | Hull and East Yorkshire Transport Transitional Arrangements | Decision | To agree the transitional arrangements. | N/A | No | Board/Mayor | Alan Menzies, Interim Chief Executive | None | None |
| 12/26 | Skills and Business Boards - Reorganisation into Business, Skills and | Decision | | N/A | No | Board/Mayor | Alan Menzies, Interim Chief Executive | None | None |

| | | | | | | | | | |
|--|--|----------|--|-----|----|--------------|---------------------------------------|------|------|
| | Employability Board | | | | | | | | |
| 13/26 | Appointments of Senior Officers | Update | To note the appointment of senior officers of the Authority. | N/A | No | Board/ Mayor | Alan Menzies, Interim Chief Executive | None | None |
| Combined Authority 29th May 2026 | | | | | | | | | |
| | Get Hull and East Yorkshire Working Plan – 2 nd Edition | Decision | To consider the draft strategy document | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |
| | Hull and East Yorkshire Strategic Housing Pipeline | Decision | To consider the draft strategy document | N/A | No | Board | Alan Menzies, Interim Chief Executive | None | None |

2025-26 HEYCA Overview and Scrutiny Work Programme

Agreed at the in-person scrutiny workshop on 29 October and approved by the Overview and Scrutiny Committee on 19 November 2025

| Report Deadline | Suggested Items | Executive Board Member/Chair | Responsible Lead Officer |
|--|--|---|---|
| 09/09/25 (Completed) (Ref:17COMP) | 17 September: <ul style="list-style-type: none"> Mayor's Question and Answer session Get Britain Working Plan - background and structure Mayoral Community Investment Fund | Mayor Luke Campbell Mayor Luke Campbell Mayor Luke Campbell | Mayor's Office Anita Hallbrook (Programme Director – Employability, Health and Communities) Mark Rogers (Then Interim Head of Service and Head of Paid Service) |
| 10/11/25 (Completed) (Ref:19TBA) | 19 November: <ul style="list-style-type: none"> HEYCA Gameplan (Prosperity Strategy) Local Growth Plan – Stage 1 consultation Scrutiny Work Programme | Mayor Luke Campbell Councillor Anne Handley Councillor Richard Meredith | Steve Skelton, Prosperity Strategy Lead Steve Skelton, Prosperity Strategy Lead Kunwar Khan, Governance and Scrutiny Lead (Statutory Scrutiny Officer) |
| TBC | 17 December (Teams Briefing): <ul style="list-style-type: none"> Transport Plan Update | Councillor David Tucker | Will Dunnett, Transport Lead (with support from Hull and East Riding colleagues if/as needed) |
| 10/01/26 (Ref:21TBD) | 21 January: <ul style="list-style-type: none"> Financial/Risks Report | Mayor Luke Campbell | Julian Neilson, Director of Finance |

| | | | |
|-------------------------|---|--|---|
| | <ul style="list-style-type: none"> Local Growth Plan – Stage 2 consultation (including Local Innovation Partnership & working with key stakeholders, like UoH) | Councillor Anne Handley | Steve Skelton, Prosperity Strategy Lead |
| TBC | February (Teams Briefing): <ul style="list-style-type: none"> Game Plan Update | Mayor Luke Campbell | Steve Skelton, Prosperity Strategy Lead |
| 08/03/26 (Ref:18TBD) | 18 March: <ul style="list-style-type: none"> Housing & Planning Update Corporate and People Policies | Councillor Jackie Dad Mayor Luke Campbell | Ben Hanson, Housing Lead Miriam Heppell, Strategic Director of HR & OD |
| TBC | April (Teams Briefing) <ul style="list-style-type: none"> Get Britain Working | Mayor Luke Campbell | Anita Hallbrook, Health and Wellbeing Lead |

Overview and Scrutiny Committee (HEYCA)

Chair: Councillor Richard Meredith
Lead Officer: Kunwar Khan, Governance and Scrutiny Lead (Statutory Scrutiny Officer)
Date: 28 November 2025



**Report to the Hull and East Yorkshire Combined Authority
Overview & Scrutiny Committee**

18 March 2026

AFFORDABLE HOMES – WORK PROGRAMME UPDATE

Report written by Interim Housing Lead

Report Status:

This item is not exempt

Appendix 2 is exempt for reasons of commercial sensitivity.

1. Purpose of the Report and Summary

- 1.1 This report provides the Committee with an update on the activity of the Authority's housing workstream.
- 1.2 Whilst the majority of the Authority's focus over the last few months has necessarily been on overarching policy development (the HEYCA Gameplan and Local Growth Plan) and establishment of sufficient staffing complement there has been progress made in distinct areas of the housing workstream. Namely through the development of a regional housing pipeline and identified accelerator sites.

2. Recommendations

- 2.1 That the Committee:
 - i. Note the content of the report and comment on any part of the housing workstream's progress to date.
 - ii. Agree to scrutinise further housing and planning workstream work through future items i.e. HEYCA's housing strategy and development of Strategic Place Partnership ahead of consideration by the Executive Board.

3. Background

- 3.1 The Executive Board approved HEYCA's Gameplan '*Prosperity and opportunity for all*' in February 2026, this sets out a broad delivery plan for HEYCA's housing and planning function/s.
- 3.2 Key deliverables in the Gameplan's 'affordable homes' priority include:
- i. creating a single pipeline of priority housing sites
 - ii. establishing a Strategic Place Partnership with Homes England, and;
 - iii. developing a regional approach to addressing homelessness.
- 3.3 A Strategic Place Partnership is the vehicle through HEYCA and Homes England (HE) jointly unlock, invest and intervene in key housing sites across the region and would ultimately form part of HEYCA's core governance structure/s. It jointly prioritises the resources (officer time and cash) in the control of both HEYCA and HE and ensures that they are deployed in a coordinated manner.
- 3.4 Whilst HEYCA does not yet have a distinct housing strategy both constituent Local Authorities do; both include objectives around driving and accelerating housing growth. HEYCA – with its strategic land assembly powers and future devolved grant funding – can make the most immediate and significant difference in respect of new housing supply/growth across the region. Officer time has therefore been primarily focused on furthering this area of work via engagement with HE as set out in the section 4.
- 3.5 In previous years, established Combined Authorities in other parts of the country have had national funding streams in respect of brownfield housing/land remediation devolved to them (e.g. Brownfield Housing Fund (BHF)). As a result of national reorganisation of housing grant programmes most of those national funds (like BHF) have been replaced and/or aggregated up into a single National Housing Delivery Fund – it is yet to be seen if/how any of this Fund will be devolved to Combined Authorities. Officers expect detail around this to be revealed imminently, and this will drive further activity in this workstream.
- 3.6 All of this is to say that – at present – HEYCA does not have any housing capital funding devolved to it and further updates will be provided to the Committee when that changes; it will be necessary to devise a grant funding programme and seek an Executive decision in order for such funding to be allocated. This will be subject to pre-decision scrutiny.

4. **Issues for Consideration**

- 4.1 The initial stages of creating a single pipeline of priority housing sites have been completed. Through close collaboration with

Homes England, Homes England-appointed consultants (Cushman and Wakefield) and both constituent Local Authorities, HEYCA had compiled an initial, regional housing pipeline of 125 sites/11,350 homes.

- 4.2 Given HEYCA does not yet have its own suite of spatial/planning policy documents – these are to be developed in the coming months following adoption of gameplan and Local Growth Plan, subject to spatial development strategy guidance being published – these sites are largely those already with housing allocations in existing Local Plans or where there is already broad Local Authority support for housing to come forward (such as regeneration sites and change of use sites).
- 4.3 **Appendix 1** is the summary slide deck which outlines the process used to identify sites and sort them via deliverability gradings (from challenging but deliverable to longer term/major obstacles to delivery).

The table below sets out the overall housing pipeline and Hull/East Riding of Yorkshire split:

| Overall Housing Pipeline – 125 Sites / 11,350 Units | |
|--|---|
| Hull City Council | East Riding of Yorkshire |
| <ul style="list-style-type: none"> • 65 sites overall • Total indicative capacity of approximately 5,623 new homes • 23 initial priority sites (of which there are four clusters identified) with an indicative capacity of approximately 4,255 new homes | <ul style="list-style-type: none"> • 60 sites overall • Total indicative capacity of approximately 5,727 new homes • 21 initial priority sites (of which there is one cluster identified) with an indicative capacity of approximately 3,653 new homes |

- 4.4 The intention of the pipeline work is to prioritise HEYCA’s resources and future devolved funding to increase and accelerate the delivery of new homes. Only those that potentially require some level of intervention from HEYCA/the public sector were taken forward to the next stage of the process; those sites which are already market-facing (i.e. those without barriers to delivery which require some level of HEYCA intervention) were excluded at this stage.
- 4.5 The next stage of the work included liaising with landowners and completing a high-level delivery plan for each of the 44 sites which met the above criteria; this provides HEYCA with a series of actions it and constituent authorities can/should take in order to help bring those sites forward or accelerate them.

- 4.6 **Appendix 2** (EXEMPT) provides an example of a completed high level delivery plan; each of the 44 initial priority sites has an associated delivery plan.
- 4.7 In order to maximise HEYCA’s impact and focus efforts on the most strategically important sites across the region, nine ‘accelerator sites’, comprising circa 5,400 units, have been identified in conjunction with constituent authority officers.
- 4.8 The accelerator sites are those housing sites which have the capacity to deliver housing at scale, have a wider regenerative impact, are identified in existing strategic documents (i.e. the City Centre Vision) and align with HEYCA’s developing strategic framework (i.e. enabling housing delivery around Howden to support the continued economic growth of Goole). The accelerator sites identified using that criteria are:

| LA Area | Site | Indicative Capacity |
|---------|---------------------------------------|---------------------|
| ERYC | Land South of Thorpe Hall, Howden | 1,865 |
| ERYC | Former Alamein Barracks, Driffield | 360 |
| ERYC | Ferens Hall and The Lawns, Cottingham | 96+ |
| ERYC | Land at Easton Road, Bridlington | 700 |
| HCC | East Bank | 800+ |
| HCC | Humber Quays | 200 |
| HCC | Albion Square | 226 |
| HCC | Pickering Flats and Selworthy Close | 450 |
| HCC | North Bransholme | 650+ |

- 4.9 It is these sites which are intended to form the basis of HEYCA’s engagement with HE via a Strategic Place Partnership (SPP) – subject to HEYCA executive decision. HE are increasingly working in a place-based way and it is primarily through SPPs that HEYCA and HE will coordinate their resources for the purposes of delivering new homes and housing-led regeneration.
- 4.10 Earlier in 2026, both the Mayor and Portfolio Holder for Housing have met with HEYCA’s HE lead contact to discuss the broad working arrangements and liaison that needs to take place between now and an SPP being established. A series of meetings have now therefore been established between HEYCA officers and HE in order to progress the next steps over the coming months, including development of a Memorandum of Understanding between both parties as a precursor to the SPP.

5. **Options and Risk Assessment**

5.1 In order to maximise HEYCA's impact on housing delivery in the region it is necessary for HEYCA to develop and prioritise a housing pipeline based on existing land allocations. This will form the basis of an SPP with subsequent executive decisions – which will be subject to formal pre-decision scrutiny – to follow in due course.

5.2 Given HE are moving to a place-based way of working – aligning with Combined Authority geographies – and their proposed model is SPP this is the only vehicle by which HEYCA can coordinate HE and HEYCA housing resource. Alternate options are therefore not available.

6. **Human Resources Advice and Implications**

5.3 Not applicable.

6. **Equalities Advice and Implications**

6.1 Given this paper provides a high-level, housing workstream progress update there are no equalities implications.

7. **Legal Implications and Statutory Officer Comments**

7.1 Not applicable at this time – legal input is being sought as necessary during the standing up of SPP arrangements and will be required in order for an HEYCA/HE Memorandum of Understanding to be signed.

8. **Financial Implications and Statutory Officer Comments**

8.1 Not applicable at this time – as and when devolved funding for housing becomes available this will be subject to formal decision/pre-decision scrutiny and the requisite statutory officer comments sought at that time.

Ben Hanson, Interim Housing Lead

Contact Officers: Ben Hanson, ben.hanson@hullcc.gov.uk

Officer Interests:

None

Appendices:

Appendix 1 – pipeline slide deck

Appendix 2 – delivery plan example (EXEMPT)

Background Documents:

None

SUMMARY OF PROJECT OBJECTIVES AND OUTPUTS

| What is the Challenge? | What is the Solution/Purpose of the Study? | | | | |
|--|---|--|---|---|--|
| <p>Increasing and accelerating the delivery of new homes across all tenures</p> | <p>To develop a robust long term Residential Land Pipeline:</p> | | | | |
| | <p>1. To enable an increase in housing delivery across all tenures including affordable housing</p> | <p>2. To attract more private developers into the area to support growth and regeneration priorities</p> | <p>3. To identify investment propositions for public and private investment, enabling HE/HEYCA to target investment and support on the most relevant projects</p> | | |
| What are the Benefits and Outcomes? | | | | | |
| <p>1. A prioritised Housing Pipeline comprising a manageable list of sites for targeted intervention</p> | <p>2. The Housing Pipeline categorised by deliverability</p> | <p>3. High Level Delivery Plans for each site within the Housing Pipeline</p> | <p>4. A better understanding of delivery timescales and extent of intervention required for each site to unlock delivery</p> | <p>5. Identification of investment propositions for external investment</p> | |

METHODOLOGY

THREE STAGE PROCESS

- Building on the successful methodology adopted for the South Yorkshire Housing Pipeline in 2022-2024
- Overall objective of bringing the project together in each of Hull and East Riding of Yorkshire to demonstrate a single comprehensive Hull and East Yorkshire Housing Pipeline
- Key activity to support the creation of the Strategic Place Partnership



STAGE 1

Creation of Prioritised Housing Pipeline



STAGE 2

Stakeholder engagement and preparation of High-Level Delivery Plans for each site



STAGE 3

3a) Execution of recommended next steps in the High-Level Delivery Plans (e.g. TDD, masterplanning, viabilities, grant applications, commercial/delivery strategy advice etc)
3b) Testing the Pipeline for Strategic Fit



02 SUMMARY OF REGION- WIDE HOUSING PIPELINE

REGION-WIDE HOUSING PIPELINE

| Overall Housing Pipeline – 125 Sites / 11,350 Units | |
|--|---|
| Hull City Council | East Riding of Yorkshire |
| <ul style="list-style-type: none">• 65 sites overall• Total indicative capacity of approximately 5,623 new homes• 23 initial priority sites (of which there are four clusters identified) with an indicative capacity of approximately 4,255 new homes | <ul style="list-style-type: none">• 60 sites overall• Total indicative capacity of approximately 5,727 new homes• 21 initial priority sites (of which there is one cluster identified) with an indicative capacity of approximately 3,653 new homes |

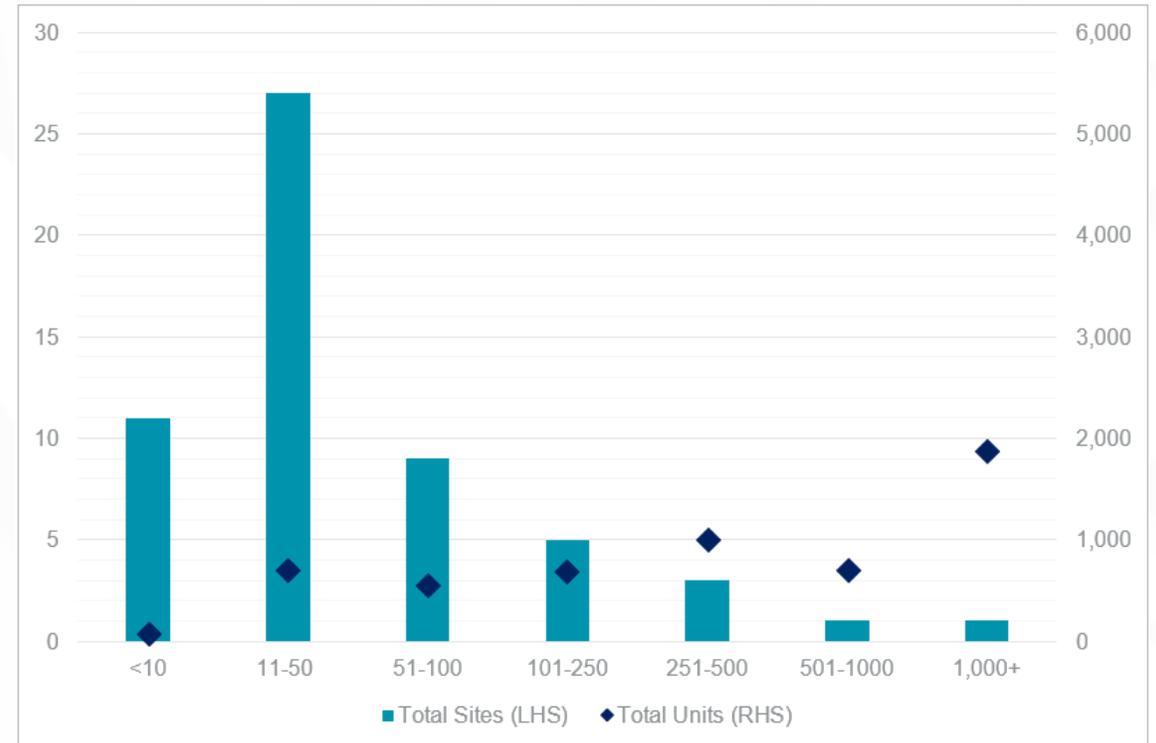
ERYC HOUSING PIPELINE SUMMARY

Housing Pipeline Summary

- 60 sites overall
- Total indicative capacity of approximately 5,727 homes
- 21 brownfield, 28 greenfield and 11 mixed brownfield/greenfield sites
- 10 sites (114 homes) are wholly within the ownership of ERYC
- 37 sites (3,797 homes) are in single private ownership, and 7 sites (824 homes) are in multiple private ownership
- 25 sites (2,206 homes) are allocated in the Local Plan
- 44 sites (2,541 homes) have no developer/contractor/RP in place

Housing Pipeline: Stage 2 Priority Sites

- 21 priority sites (two of which form a cluster site)
- Total capacity of approximately 3,653 homes
- 9 brownfield, 6 greenfield, 5 mixed brownfield/greenfield sites and 1 greyfield
- 4 sites (23 homes) are wholly within the ownership of East Riding of Yorkshire Council
- 13 sites (2,638 homes) are in single private ownership, 2 sites (272 homes) are in multiple private ownership, and 2 sites are mixed public/private (720 homes)



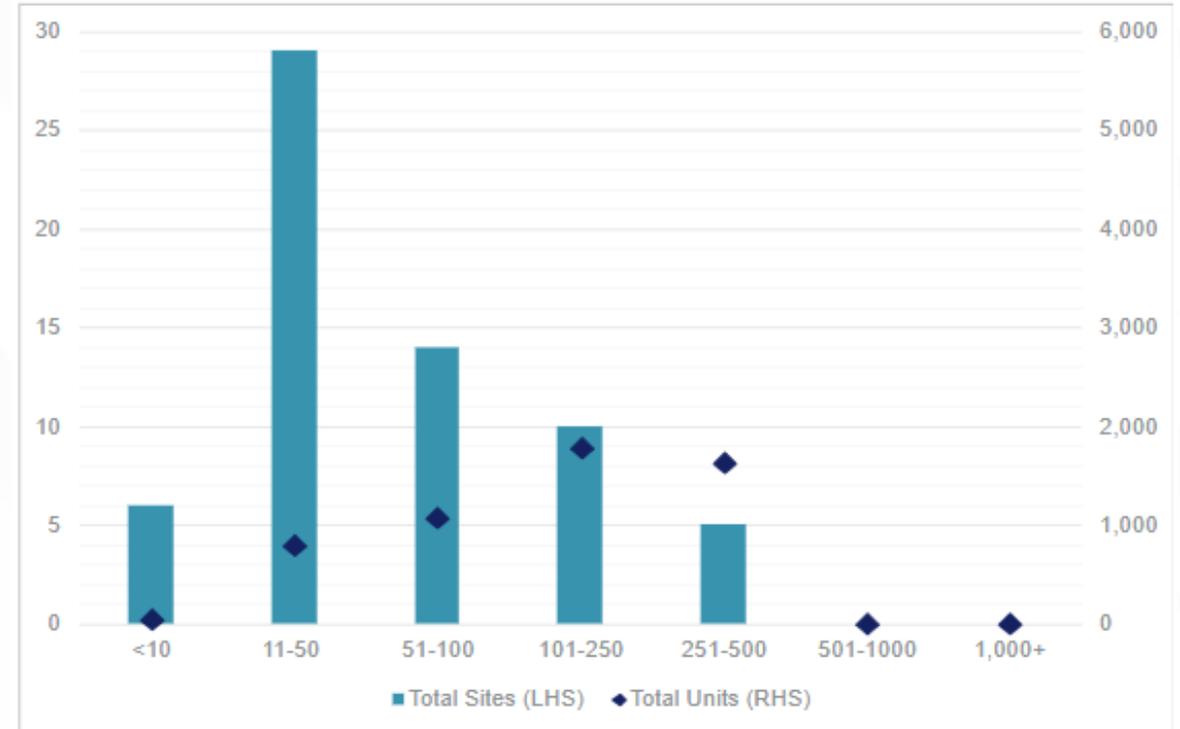
HCC HOUSING PIPELINE SUMMARY

Housing Pipeline Summary

- 65 sites overall
- Total indicative capacity of approximately 5,623 homes
- 32 brownfield, 2 greenfield sites and 31 where the classification was unknown
- 21 sites (1,670 homes) are wholly within the ownership of Hull City Council
- 23 sites (1,352 homes) are in single private ownership, and 4 sites (220 homes) are in multiple private ownership
- 28 sites (2,439 homes) are allocated in the Local Plan
- 20 sites (2,858 homes) have no developer/contractor/RP in place

Housing Pipeline: Stage 2 Priority Sites

- 23 priority sites (three cluster sites)
- Total capacity of approximately 4,255 homes
- 16 sites identified as brownfield and 2 greenfield
- 12 sites (2,056 homes) are wholly within the ownership of Hull City Council
- 3 sites (902 homes) are in single private ownership, and 1 site (200 homes) is in multiple private ownership the remaining 6 sites are mixed public/private (665 homes), and one site is in other public ownership (267 homes)





03 POTENTIAL ACCELERATOR SITES

ACCELERATOR SITES

PRIORITY SITES OF STRATEGIC IMPORTANCE

Potential suitable Accelerator Sites identified having regard to key factors including:



Location/geography - strategic/priority area



Scale of opportunity



Likely delivery timescales



Alignment with HEYCA and local authority **strategic and spatial priorities/objectives**



Potential impact - on housing delivery (including affordable housing), regeneration, local community etc



Potential and likely requirement for **public sector support**

Sources: East Bank Urban Village and LDRS



ERYC POTENTIAL ACCELERATOR SITES

POTENTIAL CAPACITY OF APPROXIMATELY 3,000 NEW HOMES

| HOW-G: Land South of Thorpe Hall, Howden | DRIF-I: Former Alamein Barracks, Driffield | COT D: Ferens Hall and The Lawns, Cottingham | BRID-C: Land at Easton Road, Bridlington |
|--|--|--|--|
| Total Indicative Capacity: 1,865 units | Total Indicative Capacity: 360 units | Total Indicative Capacity: 96+ units | Total Indicative Capacity: 700 units |

ERYC - POTENTIAL ACCELERATOR SITES

Further Discussion on Approximate/Potential Delivery Timescales for each Site (Short, Medium, Long Term)

HOW-G: Land South Of Thorpe Hall, Howden

Substantial allocation and strategically important site in an area where residential development is challenging to bring forward due to flood risk.

Next steps:

- Highways Authority to deliver key site access
- J G Hatcliffe Associates/Broadacres to engage with housebuilders
- J G Hatcliffe Associates/Broadacres to negotiate land sales on behalf of the freeholder
- ERYC/Homes England to monitor the site and any progress
- ERYC/Homes England to signpost to potential grant/loan funding if required in the future

DRIF-I: Former Alamein Barracks, Driffield

Large-scale, long-term development opportunity which is predominantly under private ownership.

Next steps:

- Developer to continue to undertake due diligence
- Pre-planning application discussions between developer and the LPA
- ERYC/Homes England/HEYCA to engage with the developer to understand the viability constraints and the potential requirement for funding support
- ERYC/Homes England/HEYCA could potentially seek to facilitate discussions between the developer and the MOD
- Planning application targeted to be submitted in Spring 2027

COT D: Ferens Hall and The Lawns, Cottingham

Comprises separate sites identified as a cluster. Landmark local site that is home to listed former student accommodation buildings.

Next steps:

- MCR Property to undertake the necessary due diligence to fully assess the site constraints and to inform its scheme proposals for the site
- Pre-planning application discussions between MCR Property and the LPA.
- MCR Property to prepare a planning application for the preferred site option
- Homes England and ERYC to keep a watching brief on the site which may have a gap funding requirement

BRID-C: Land at Easton Road, Bridlington

Key strategic site that remains undeveloped after a series of 'false starts'.

Next steps:

- ERYC to determine strategy for its own land
- ERYC to continue to engage with Gleeson Homes and other landowners to progress disposals
- ERYC to potentially consider funding from Homes England
- Detailed delivery strategy and programme to be formulated
- Viability assessments to be undertaken to identify the extent of any viability constraints

HCC POTENTIAL ACCELERATOR SITES

POTENTIAL CAPACITY OF APPROXIMATELY 2,400 NEW HOMES

| Clarence Mills, Tower Street and Tower Street Car Park | Humber Quays | Albion Square | Boothferry Flats and Selworthy Close | North Bransholme |
|---|---|---|---|--|
| Total Indicative Capacity: 847 units | Total Indicative Capacity: 200 units | Total Indicative Capacity: 226 units | Total Indicative Capacity: 450 units | Total Indicative Capacity: 650+ units |

HCC - POTENTIAL ACCELERATOR SITES

Further Discussion on Approximate/Potential Delivery Timescales for each Site (Short, Medium, Long Term)

East Bank Cluster

Three priority sites comprising Clarence Mills, Tower Street and Tower Street Car Park.

Next steps:

- East Bank Urban Village is being brought forward through a collaboration between HCC and English Cities Fund and will deliver approximately 850 homes
- HCC to continue to work in partnership with ECF to progress site assembly, due diligence and prepare planning application
- HCC/ECF to review other available potential sources of funding to support the development of the site
- Works to be carried out on the River Wall replacement as a priority in Phase 1

Humber Quays

Situated in Hull docks in a prominent location and benefits from an attractive waterside setting.

Next steps:

- It is understood that Homes England is currently undertaking the necessary due diligence to inform the potential acquisition of the site and whether an acceptable agreement can be reached
- May attract different demographics to the city centre and stimulate the residential market in the location

Albion Square

Key city centre site with a newly built NHS Community Diagnostic Centre.

Next steps:

- HCC to confirm the de-risking and disposal strategy for the site including the necessary pre-marketing technical due diligence
- HCC to review potential available sources of funding to support the development of the site
- HCC to potentially prepare viability assessments and business case to support an application for funding

Boothferry Flats and Selworthy Close

Two key strategic sites where HCC has recently commenced EOIs from developer market.

Next steps:

- HCC to review the responses to the expressions of interest stage and confirm the de-risking and disposal strategy including any further necessary pre-marketing technical due diligence requirements, route to disposal and contractual requirements
- HCC to review potential available sources of funding to support the development of the sites in conjunction with Homes England/HEYCA

North Bransholme, Kingswood

Substantial site in the northern part of Hull predominantly under the ownership of Riverside Group.

Next steps:

- HCC and Homes England to continue to seek to engage with Riverside to understand aspirations for the site and any potential barriers to bringing the scheme forward
- There is a likelihood of potential public sector support subject to confirming the specific site circumstances and development proposals