

Next steps for securing investment in York

Summary

1. This report invites Corporate Scrutiny Committee to provide feedback on the York Prospectus. This is the next stage in the development of a portfolio of investible propositions for York which sets out a bold ambitious programme of development for the city, leading to significant resident benefits including more well-paid jobs, more affordable homes, with more accessible and sustainable development.
2. The prospectus builds on the Mayoral Pipeline of Proposals, approved by the Council Leader in July 2024 following feedback from scrutiny, and reflects the opportunities that have subsequently emerged in the regional and national policy landscape.
3. Feedback from Members will be considered as part of the consultation process ahead of Executive considering the prospectus for approval in November 2025.

Background

The Mayoral Pipeline of Proposals

4. On 17 July 2024, the Mayoral Pipeline of Proposals was approved by the Council Leader at an Executive Member Decision Session (EMDS). This pipeline contained an initial tranche of projects to be pursued with the York and North Yorkshire Combined Authority (YNYCA) following the election of the Mayor in May 2024 and his emerging priorities.
5. The projects identified were mapped against strategic ambitions for York contained within the Council Plan 2023-2027, the York Narrative and York 2032 10-year plan and accompanying strategies. They were also mapped against the then emergent Regional Economic Framework developed by YNYCA in consultation with the local authorities.

6. In advance of the EMDS in July 2024, all of City of York Council's scrutiny committees were invited to provide feedback on a proposed pipeline of projects. The suggestions from scrutiny informed the final pipeline considered by the Leader.
7. Subsequent to the approval of the pipeline, Mayoral priorities have emerged and the YNYCA have confirmed the Regional Economic Framework. This led to funding being released by YNYCA to secure investment against several projects identified in the pipeline. **Annex A** provides a review of the pipeline and funding received so far.

Shift in regional and national policy framework

8. The policy framework in which YNYCA operates has developed over recent months with the publication of the UK Government's National Industry Strategy, the Get Britain Working White Paper, and 10-year NHS Plan.
9. In December 2024, the English Devolution White paper was published. It describes how Mayoral Strategic Authorities (successor to Mayoral Combined Authorities) will include consolidated funding to deliver local growth covering a wide portfolio of responsibilities, including, transport, local growth, place, housing and regeneration, skills, and non-apprenticeship adult skills, together with integrated health and wellbeing.
10. The UK Government also tasked each combined authority to develop a Local Growth Plan to both inform and respond to the National Industrial Strategy. The purpose of the Local Growth Plan is to unlock national growth by addressing regional inequalities by targeting competitive advantages for the region. In York and North Yorkshire, this sits alongside the Regional Economic Framework as a key guiding strategy for growth in the region.
11. Building on the Mayoral pipeline of projects, an initial mapping exercise was undertaken to align potential projects in York with emergent government and mayoral priorities. This was considered by Economy, Place, Access and Transport Scrutiny Committee on 10 December 2024.
12. As part of the YNYCA development of the Local Growth Plan, discussions took place between the Combined Authority and City of

York Council in December 2024 to consider the proposals for inclusion in the Plan.

The York Prospectus

13. The Council has drafted an overarching response to the Local Growth Plan and wider national agenda. Known as the York Prospectus (**Annex B**), the development of the prospectus included significant ongoing collaboration with city partners.
14. Once complete, the prospectus will act as a guide for discussion with key national and regional private and public funders about investment opportunities in the city. Executive are being invited to consider and approve the prospectus in November 2025.
15. This is an ambitious programme of work. It is designed to deliver the ambitions co-developed with city partners and residents during the development of the 10 Year Strategies and 10 Year City Plan (approved by Council in December 2022).
16. York's Prospectus aims to ensure York residents benefit from having affordable safe, warm, homes in the city they are proud to call home, a job they are trained and supported to do, improved and earlier access to community health and wellbeing services to prevent health issues getting worse, and improved connectivity.
17. The prospectus projects combined set out to deliver more homes, more jobs, together with world-class innovation, culture and heritage and accessible and inclusive adult skills pathways inspired by the research and innovation taking place across the city.
18. By attracting greater interest and investment in the city, York will benefit from greater global and national recognition of the role it plays in driving key economic sectors and its social research that actively improves the lives of residents across the country, together with cementing York's status at the heart of cultural heritage. In addition, the city will benefit from reduced carbon emissions and greater biodiversity and enhanced green spaces.
19. The Council will benefit from more residents living longer healthier lives in their own homes. This will reduce pressure on statutory services, such as social care, homelessness and community support. Over time,

realising these benefits will support the council to become more financially resilient.

20. Whilst the prospectus is a direct response to the Local Growth Plan, it also seeks to attract investment from other third parties. It is predicated on the assumption that external funding will be secured to deliver on the ambitions set out. Should this funding not be secured, then the scheme would not be able to progress.
21. Delivering the projects will realise the benefits outlined in the emerging social value framework, discussed at Corporate Services, Climate Change and Scrutiny Management Committee on 20 January 2025, meaning the prospectus is designed to not only drive economic and housing growth, but to also deliver lasting social value for every community.
22. York's Prospectus is designed as a "live" document. It prioritises projects which, as they move from development to delivery, will then change prioritisation, with new projects then added. It steers officers to quickly respond to investment opportunities, whilst ensuring York's interests are best represented.

Consultation

23. York's Prospectus was co-designed with officers across the council. It was initially informed by the Mayoral Pipeline of Proposals which Scrutiny Committees were consulted on in 2024, together with discussion with key city partners.
24. The proposals were presented to the Mayoral Combined Authority in December 2024 for their consideration for inclusion in the Local Growth Plan as it developed.
25. It was discussed with several partners who contributed their own aspirations, including during City Leader events in January, April and June 2025.

Options

26. Members are invited to provide feedback on the prospectus, giving their views on priorities.

Analysis

27. Feedback from scrutiny is an integral part of the consultation process to develop the prospectus for York, ensuring representation from across the city is included.
28. This feedback will be considered as part of this process and referred to in the development of the final version of the prospectus to be considered by Executive in November 2025.

Council Plan

29. The prospectus sets out the proposals designed to attract significant investment in the city. Delivering the proposals in the prospectus focuses on EACH, the four core commitments:

Equalities: the proposals provide opportunity for all, many targeting areas of deprivation and designed to appeal to all residents, with a focus on those at risk of experiencing inequalities.

Affordability: More affordable housing will be delivered both by Unlocking the Local Plan, and developing a new pipeline of the next Housing Delivery Programme

Climate: enhancing the environment and delivering greater sustainability measures, including an ambition to be the UK's first city to achieve energy independence.

Health: All the proposals will contribute to reducing health inequalities through providing more and better jobs, more affordable safe housing and greater social connections, with Health in All Policies included in the design principles.

Implications

30. **Financial** - This report outlines the ambition for the city, with a number of very complex, high value potential projects outlined in the annex to the report. There are no immediate financial implications for the Council because there is an assumption that external funding will be secured to deliver on this ambition. This external funding will therefore need to cover all the costs to the Council, including the finance, procurement and legal costs associated with what is a wide range of very significant projects. Should external funding not be secured, or if it was not able to fund delivery costs such as support services, then the

scheme would not be able to progress. We are unable to accept funding that would ultimately increase the Council's running costs.

Some consideration will also be needed on the scale and variety of projects the Council can support at any one time, especially in relation to the amount of financial risk we could be exposed to.

Human Resources (HR) There are no HR implications contained within this report.

Equalities There are no equalities implications contained within this report.

Legal - Any works, supplies of goods and/or services relevant to the projects within the Prospectus must be commissioned in line with the Council's Contract Procedure Rules and (where applicable) the Procurement Act 2023. Any external grant funding for the projects detailed within the Prospectus must be compliant with the Subsidy Control Act 2022. All contracts and grant funding terms and conditions will require the advice and input of Legal Services.

Property - Where property assets are involved and or required in the delivery of this strategy, then advice and resources will be required from Property Services.

Other

- **Health and Wellbeing** - York Prospectus includes a range of opportunities which, if adopted, may bring significant health benefits for residents. These include direct benefits such as improved access to health services and active travel opportunities, and indirect benefits such as provision of quality housing and creation of jobs both of which are important for good health. As not all projects will bring equal benefits from a health perspective, health implications of specific projects may need to be revisited further down the line.
- **Climate** - To meet our climate change ambitions and support sustainable growth, it is crucial that we decouple economic growth and greenhouse gas emissions. The Prospectus proposes priority projects that support this aim and the wider climate change ambitions for the city.

The Prospectus supports the ambitions of the York Climate Change Strategy, specifically objectives 2.3 Move away from fossil

fuel heating systems, 3.2 Increase uptake of active travel and public transport, 5.3 Grow the green economy, 7.1 Increase renewable energy generation.

Risk Management

31. **Financial** There is a risk that by setting out York's ambitious prospectus, the council raises expectations that all proposals are deliverable. As set out above, no proposal will be undertaken without sufficient external investment including an understanding of the impact on corporate services.
32. **Engagement** the delivery of the prospectus can only be made a reality with the continued support of city partners, many of whom will be lead delivery partners. The council will continue to work with city partners to unlock opportunities, including developing design principles in collaboration with residents and communities when funding has been secured.

Recommendations

33. Members are asked to consider
 - 1) Providing feedback on York's Prospectus and to provide views on their priorities for the prospectus.

Reason: to ensure Member feedback is considered as part of the development of the prospectus.
 - 2) To review progress already taken against the Mayoral Pipeline of Projects.

Reason: to provide scrutiny oversight.

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**Report
Approved**

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Date 26 August
2025

Wards Affected:

All ☐

For further information please contact the author of the report

Background Papers:

English Devolution White Paper : [English Devolution White Paper - GOV.UK](#)

NHS 10 Year Plan: [Fit for the Future: 10 Year Health Plan for England](#)
The UK's Industrial Strategy [Invest 2035: the UK's modern industrial strategy - GOV.UK](#)

Regional Economic Framework: [Economic Framework: Guiding Prosperity in York & North Yorkshire](#)

Combined Authority approve Local Growth Priorities: [241002-YNYCA-Item-5-York-and-North-Yorkshire-Combined-Authority-Strategic-Growth-Priorities.pdf](#)

Combined Authority approve The Local Growth Plan [Agenda for York and North Yorkshire Combined Authority on Friday, 18th July, 2025, 3.00 pm - York and North Yorkshire Combined Authority > Mayoral Combined Authority item 8](#)

Leader approves Mayoral Pipeline of Proposals: [Agenda for Decision Session - Executive Leader, Policy, Strategy and Partnerships on Wednesday, 17 July 2024, 10.00 am](#) item 5

Scrutiny reviews York's response to the Local Growth Plan [Agenda for Economy, Place, Access and Transport Scrutiny Committee on Tuesday, 10 December 2024, 5.30 pm](#) item 5

Scrutiny committees considering the draft York pipeline of projects:
[Agenda for Corporate Services, Climate Change and Scrutiny Management Committee on Monday, 10 June 2024, 5.30 pm \(york.gov.uk\)](#) item 4

[Agenda for Health, Housing and Adult Social Care Scrutiny Committee on Wednesday, 12 June 2024, 5.30 pm \(york.gov.uk\)](#) item 3

[Agenda for Economy, Place, Access and Transport Scrutiny Committee on Tuesday, 25 June 2024 5.30pm \(york.gov.uk\)](#) item 5

[Agenda for Children, Culture and Communities Scrutiny Committee on Tuesday, 2 July 2024 6.00pm \(york.gov.uk\)](#) item 4

[Agenda for Corporate Services, Climate Change and Scrutiny Management Committee on Monday, 8 July 2024, 5.30pm \(york.gov.uk\)](#) item 6

Annexes

Annex A – Review of York Pipeline of Projects

Annex B – York's DRAFT Prospectus

Abbreviations

EMDS - Executive Member Decision Session

YNYCA – York and North Yorkshire Combined Authority