

## Project Overview

Project Title	BHF Elland Town Hall
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£7,243,000
Funding Applied for from the Combined Authority	£840,000
Private sector funding amounts	£6,403,000

### Scheme Description

The Elland Town Hall scheme involves the renovation and conversion of the Grade II listed former Elland Town Hall.

The scheme will produce 55 new rental apartments, including 44 one-bedroom and 11 two-bedroom apartments with refurbished commercial premises on the ground floor.

### Business Case Summary

#### Strategic Case

Elland Town Hall is located within the strategically important Calderdale town centre area that has been endorsed by the Council as a priority regeneration zone.

Housing is a key priority for Calderdale Council, the Local Plan identifies a need of 997 new residential homes per annum within the borough. These new homes will make a significant contribution to the Council's strategy of establishing a robust and sustainable residential sector in the town centre in accordance with Calderdale's Local Plan.

The redevelopment will create jobs and opportunities in the local area, will help bring people back to the town centre and support local businesses.

Elland Town Hall is five minutes walking distance from the new proposed Elland Rail Station which will improve accessibility and access to jobs, education, and opportunities for people.

#### Economic Case

This project will provide suitable accommodation for employees of growing businesses in Calderdale and such accommodation will encourage new businesses to this area. Good quality accommodation in the Town centre will attract skilled people and better jobs including local apprenticeships. During the construction process jobs for local contractors will be provided.

The primary power source for the building is electricity which will be utilised to operate energy efficient lighting and heating apparatus. The building will be constructed using materials that are environmentally resilient.

The value for money assessment reflects a benefit cost ratio (BCR) of 1:1. This is categorised as acceptable value for money.

#### Commercial Case

There has been significant residential development and conversion activity in Elland in recent years including within the immediate vicinity of the scheme, indicating good levels of demand.

## Financial Case

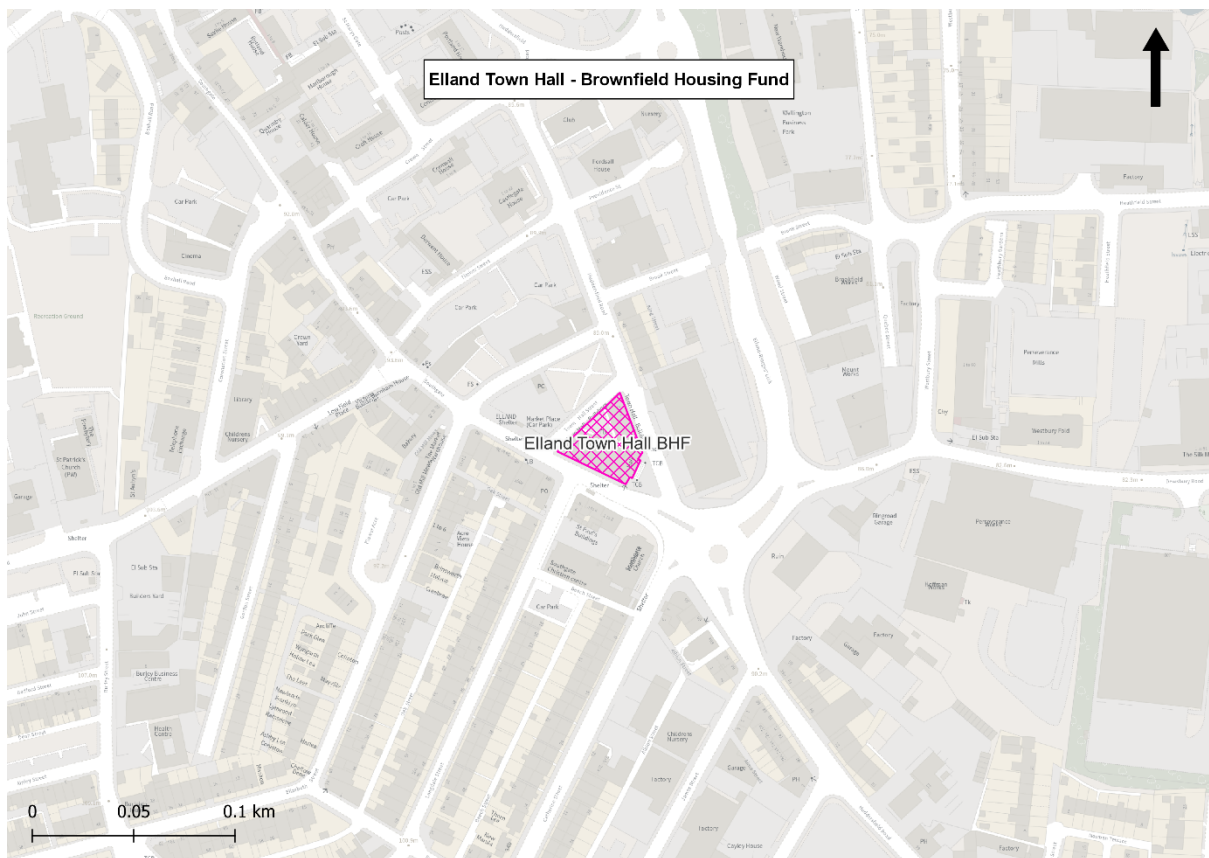
The total scheme cost is £7,243,000 with £840,000 from the Brownfield Housing Fund Grant and the remainder being contributed by the developer.

## Management Case

The developer is the main contractor and has experience delivering these types of schemes. The project will take 15 months to deliver. A detailed programme has been provided.

## Location Map

The following map shows the location of the BHF Elland Town Hall scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.