

Section A: Scheme Summary

Name of Scheme:	Beech Hill
PMO Scheme Code:	GD-PA4-024
Lead Organisation:	Calderdale Council
Senior Responsible Officer:	Heidi Wilson, CMBC
Lead Promoter Contact:	Stephanie Furness, CMBC
Applicable Funding Stream:	Growth Deal 3 Includes £5m for investing in unlocking housing sites. This includes Beech Hill, which is asking for a WYCA contribution of £1m.
Growth Fund Priority Area (if applicable):	The proposed scheme will contribute to the Leeds City Region Strategic Economic Plan 2016, Priority 4: Infrastructure for Growth, Key Action Area (a) Integrated spatial priority areas – Housing Growth Areas.
Forecasted Full Approval Date (Decision Point 5):	March 2018 (Phase 1)
Forecasted Completion Date:	December 2018 (Phase 1)
Total Scheme Cost (£):	£5,000,000
WYCA Funding (£):	WYCA Contributions £1,000,000 from Growth Deal 3
Total other public sector investment (£):	CMBC to confirm any funding allocated
Total other private sector investment (£):	£4,000,000 funded through Together Housing
Is this a standalone Project?	No – This project, Phase 1, is part of a larger scheme which is to do with the regeneration of Beech Hill. Phase 1 is to assist with the demolition of three high-rise tower blocks which includes removal of asbestos and remediation works with a view to develop the delivery of new housing development in place of this at a later date. It is also to assist with the remediation of Stannery Depot which forms part of the Beech Hill Site to eventually assist with the delivery of new housing.
Is this a Programme?	No
Is this Project part of an agreed Programme?	n/a
Current Funding Allocation:	Yes, £4,000,000 from Together Housing has been allocated.

Current Assurance Process Activity:



Scheme Description:

Beech Hill lies on the western edge of Halifax Town Centre. The regeneration of the site is a joint venture partnership with Together Housing Group (THG) who own the three derelict tower blocks in the area, as well as 17 social rented units.

This project is to assist with the demolition, removal of asbestos and remediation of three high-rise tower blocks with a view to develop the delivery of new housing development in its place.

Overall, the funding will principally focus on Phase 1 of the regeneration project; this is the incorporation of bringing the demolition of the three high-rise tower blocks and the remediation /development of Stannery Depot together as one project. Phase 1 has been selected because it aligns with early stage deliverables and represents the areas where investment will be focused in the short to medium term.

Through combining the two ventures of the Council Depot and the three high-rise tower blocks as one delivery phase, this is projected to achieve greater economies of scale. There is the potential to use material from the tower block demolitions to make up levels across the depot site and this will have an impact to any options considered for the overall remediation.

Business Case Summary:

<p>Strategic Case</p>	<p>The scheme aligns with the Leeds City Region Strategic Economic Plan (SEP) (2016 – 2036) Halifax urban area which includes Beech Hill and contributes to Priority 4: Infrastructure for Growth (a) Integrated spatial priority areas which includes Urban Growth Centres, Housing Growth Areas and Employment Growth Areas.</p> <p>There is a wider masterplan and delivery plan for the area which has Calderdale Council, local community, local member and MP support. The Beech Hill Project Board is a multi agency partnership board that has been created to deliver the master plan and interventions required to create a sustainable community.</p>
<p>Commercial Case</p>	<p>At Beech Hill, CMBC have formed an established, strategic partnership with Together Housing Group (THG). Both partners share the same vision to regenerate Beech Hill.</p> <p>Planning application for the demolition of the tower block is still to be submitted, the demolition contract will be tendered for by Together Housing Group the resulting tender prices will be critical to the project.</p> <p>This demolition of the tower block can now be linked to the closure and release of the adjacent Council owned Stannery Depot. There are demolition elements on the depot site that can form part of a wider contract offering improved VFM.</p>

	There are also options to utilise material from the demolition tower block on the remediation of the Stannery Depot site which can offer savings.
Economic Case	<p>The commercial case for the project will see the regeneration of the Beech Hill community which forms part of the wider regeneration of Halifax Urban area.</p> <p>The creation of a sustainable and successful community adjacent to the urban centre will form part of the wider transformation of the town and will align with investments in transport infrastructure, public spaces and businesses and support plans to create a successful and vibrant town centre. Including:</p> <ul style="list-style-type: none"> • Halifax Station Gateway – improved town centre gateway • The Piece Hall – cultural and commercial centre • The Borough market –major employment centre, mixed use opportunity • Bailey Hall (Nestle site) - mixed use • Cripple Gate / Mulcture Hall Road - 2.58 Hectares mixed use
Financial Case	<p>Capital costs of the demolition of the tower block is still to be confirmed via a tender process. Costs are estimated to be circa £5m due to the extensive stripping of asbestos materials.</p> <p>The growth deal contribution is fixed at a £1m maximum.</p> <p>The tower blocks represent long term empty properties, there is no rental income generation or council tax income generated. Providing new accommodation in that location will provide for these income streams and much needed housing provision.</p>
Management Case	<p>The project is well established and the master plan is long standing with full community and political support. Delivery arrangements are in place in terms of the partnership between CMBC and Together Housing.</p> <p>There is an established multi agency, Beech Hill Project Board, which is led by the Council and has community representation, local members and other key stakeholders. The Combined Authority is also a member of the Board.</p>