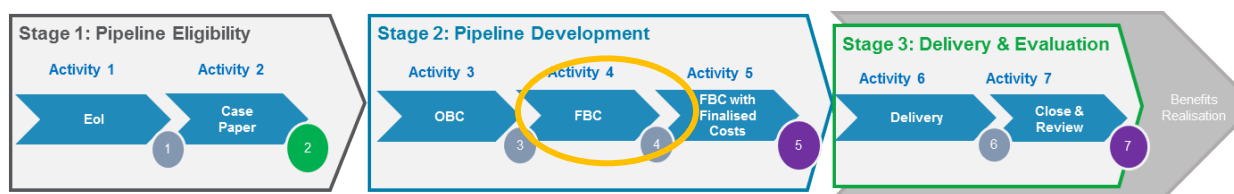


## Appendix 5: Scheme Summary

<b>Name of Scheme:</b>	<b>Beech Hill</b>
<b>PMO Scheme Code:</b>	GD-PA4-024
<b>Lead Organisation:</b>	Calderdale Council
<b>Senior Responsible Officer:</b>	Heidi Wilson, Calderdale Council
<b>Lead Promoter Contact:</b>	Stephanie Furness, Calderdale Council
<b>Case Officer:</b>	Caroline Farnham-Crossland
<b>Applicable Funding Stream(s) – Grant or Loan:</b>	Growth Deal 3 Grant
<b>Growth Fund Priority Area (if applicable):</b>	Leeds City Region Strategic Economic Plan 2016, Priority 4: Infrastructure for Growth, Key Action Area (a) Integrated spatial priority areas – Housing Growth Areas.
<b>Approvals to Date:</b>	Combined Authority decision point 4 May 2018
<b>Forecasted Full Approval Date (Decision Point 5):</b>	August 2018
<b>Forecasted Completion Date (Decision Point 6):</b>	Demolition works: June 2019 Abnormal site remediation: Dec 2020 Housing development: May 2022
<b>Total Scheme Cost (£):</b>	£21.813 million
<b>WYCA Funding (£):</b>	£2.197 million (£1.4 million for demolition works and £797,000 for site remediation)
<b>Total other public sector investment (£):</b>	£336k Department for Communities and Local Government Estate Regeneration Enabling Grant £395,000 Calderdale Council, land contribution (Stannary Depot) £2.166 million Homes England Shared Ownership & Affordable Homes Programme (SOAHP)
<b>Total other private sector investment (£):</b>	Together Housing Association (THA) • £5,069,849 towards demolition and asbestos removal

	<ul style="list-style-type: none"> <li>£1,819,200 towards the other abnormal costs, off site works, design and contingency</li> <li>£10,159,537 towards residential scheme development</li> </ul> <p>TOTAL = £17,048,586</p>
<b>Is this a standalone Project?</b>	No – This project is Phase 1 of a larger scheme to regenerate Beech Hill, Halifax.
<b>Is this a Programme?</b>	No
<b>Is this Project part of an agreed Programme?</b>	N/a

#### 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 of three high-rise tower blocks and Council depot, asbestos removal and site remediation to develop new housing in its place.

The funding will focus on the enabling phase of the regeneration project; this brings together the demolition and site remediation as one project.



## Business Case Summary:

### Strategic Case

The scheme aligns with the Leeds City Region Strategic Economic Plan (SEP) (2016 – 2036) Halifax urban area which includes Beech Hill contributes to Priority 4: Infrastructure for Growth (a) Integrated spatial priority areas which includes Urban Growth Centres, Housing Growth Areas and Employment Growth Areas.

There is a wider masterplan and delivery plan for the area which has Calderdale Council local 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.

### Commercial Case

Calderdale Council has formed an established, strategic partnership with Together Housing Group (THG). Both partners share the same vision to regenerate Beech Hill.

This demolition of the tower blocks can now be linked to the closure and release of the adjacent council-owned Stannary Depot. There are demolition elements on the depot site that can form part of a wider contract offering improved value for money. There are also options to utilise material from the demolition tower block on the remediation of the Stannary Depot site which can offer savings.

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.

<b>Economic Case</b>	<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"> <li>• Halifax Station Gateway – improved town centre gateway</li> <li>• The Piece Hall – cultural and commercial centre</li> <li>• The Borough market – major employment centre, mixed use opportunity</li> <li>• Bailey Hall (Nestle site) – mixed use</li> <li>• Cripple Gate / Mulcture Hall Road – 2.58 hectares mixed use housing</li> </ul>
<b>Financial Case</b>	<p>Capital costs of the demolition work are £6.47 million due to the extensive stripping of asbestos materials. Indicative costs for the site remediation currently stand at £2.616 million.</p> <p>The tower blocks represent long term empty properties and, as such there is no rental income generation or council tax income. Providing new accommodation in that location will provide needed housing provision and new rental and council tax income streams.</p>
<b>Management Case</b>	<p>The project is well established the master plan is long standing with full community and political support. Delivery arrangements are in place in terms of the partnership between Calderdale Council and Together Housing.</p> <p>There is an established multi agency Beech Hill project board which is led by Calderdale Council and has community representation, local members and other key stakeholders. The Combined Authority is also a member of the Board.</p> <p>If the programme is forecast to slip this will be reported for approval as appropriate within scheme tolerances.</p>

**Wider location map:**

