

Section A: Scheme Summary

Name of Scheme:	Halifax Town Centre – Northgate House
PMO Scheme Code:	GD-PA4-003
Lead Organisation:	Calderdale Metropolitan Borough Council
Senior Responsible Officer:	Mark Thompson, Calderdale Council
Lead Promoter Contact:	Mark Dowson, Calderdale Council
Case Officer:	Ian McNichol, Combined Authority

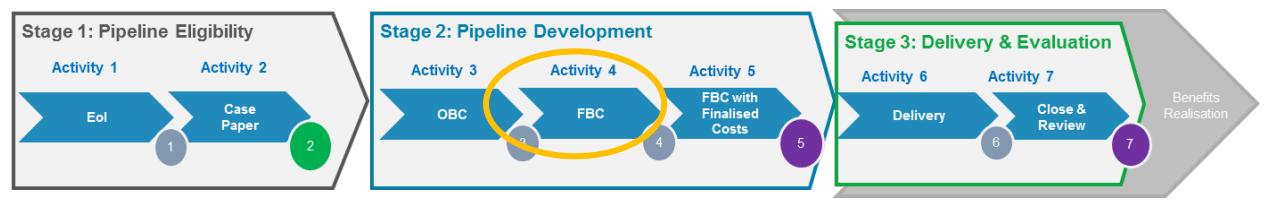
Applicable Funding Stream(s) – Grant or Loan:	Housing & Regeneration Local Growth Funding Grant (LGF)
Growth Fund Priority Area (if applicable):	Priority 4a Infrastructure for Growth

Approvals to Date:	Combined Authority approval to £3 million LGF at Decision Point 2 on 28 June 2018
Forecasted Full Approval Date (Decision Point 5):	Summer 2018
Forecasted Completion Date (Decision Point 6):	May 2020

Total Scheme Cost (£):	£10.655 million
WYCA Funding (£):	£3 million LGF
Total other public sector investment (£):	Calderdale Council £7.655 million
Total other private sector investment (£):	N/A

Is this a standalone Project?	Yes
Is this a Programme?	No
Is this Project part of an agreed Programme?	No

Current Assurance Process Activity:



Scheme Description:

The project will refurbish the vacant former Calderdale Council offices at Northgate House which occupies a prominent position within Halifax town centre. The project is a rare and innovative opportunity to provide floor space for retail and office use in a sustainable key town centre location, in close proximity to a range of services, facilities and transport links.

The project would provide 1,115m² (12,000 ft²). of retail space and around 4,274m² (46,000 ft²) of quality office space, resulting in a scheme which aims to accelerate town centre regeneration, develop a skilled and flexible workforce, support growing businesses, improve transport links and build a resource efficient city region.

The proposals would provide economic 'good growth' and employment opportunities for the residents of Calderdale and wider City Region, whilst increasing footfall and vibrancy within the town centre, further enhanced by improvements to the public realm.

These proposals sit alongside the provision of a new 6th form centre opening in September 2019 as part of a wider, comprehensive whole site solution being developed by the Council, Trinity Multi Academy Trust (MAT) and Rastrick High School.



The main focus of the Northgate project is achieving outputs linked to the Leeds City Region Strategic Economic Plan (SEP) Priority 4, Infrastructure for Growth, in particular developing and regenerating Halifax as an identified Spatial Priority Area through employment and quality environments. The scheme will contribute towards the achievement of the Strategic Economic Plan through:

- Accelerating the development of employment/commercial floorspace.
- By increasing GVA and job growth, whilst providing employment opportunities for the residents of Calderdale.
- By delivering ‘good growth’ innovation and productivity with more and better jobs, improved skills and career progression.
- Increasing the amount of brownfield land and buildings brought back into use.
- Improving connectivity bringing people, places and jobs closer together; and
- Place-making and the creation of a better environment within Halifax town centre.

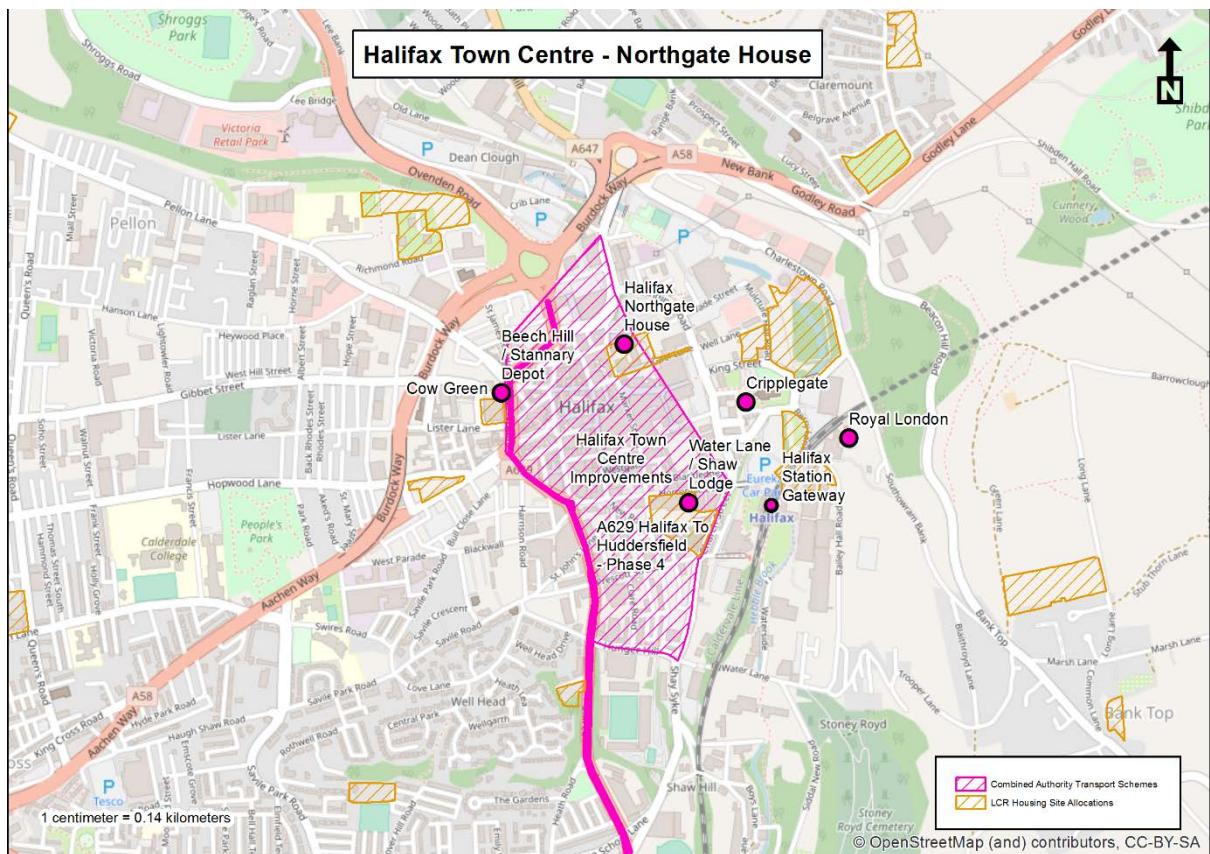
Business Case Summary:

Strategic Case	<p>Halifax is an established Spatial Priority Area within the Leeds City Region SEP and identified as a priority area for investment and support. The proposed scheme to redevelop and refurbish Northgate House to deliver a mixed-use building will realise significant direct and indirect outputs, providing a total of 1,115m² of retail space and around 4,274m² of quality office floorspace, leading to the direct creation of 427 office jobs and 74 retail jobs.</p> <p>These outputs together with the newly landscaped courtyard and adjacent sixth form college will create a new core business district and town centre hub in Halifax which continues to build on the success of the new library development, Piece Hall and Square Chapel extension which has seen a surge in positive attention and generated interest in the town.</p> <p>The project will look to strengthen the town’s infrastructure for growth maximising the City Region’s economic and regeneration potential. The project aims to provide economic growth and employment opportunities for the residents of Calderdale and wider City Region. This ‘good growth’ combines innovation and productivity with more and better jobs, improved skills and career progression for all.</p>
Commercial Case	<p>Calderdale’s Local Plan evidence base confirms the floorspace requirements for offices in Calderdale as circa 24,000m². over the next 15 years. Dean Clough currently draws in nearly all enquiries for larger floorplates of office space, primarily due to a lack of alternative larger quality office spaces. The Northgate site represents a rare opportunity to provide larger floorplate quality office space, with the site already starting to generate significant interest.</p> <p>Currently new office development in Halifax is limited, primarily because values, whilst attractive to potential occupiers, are not high enough to make speculative, new, purpose built office development financially viable. It is evident that market conditions in Halifax from a commercial property perspective are challenging and a deliverable scheme will only be realised with public sector assistance.</p>

	Without public sector intervention, good growth would only be felt in certain parts of the City Region, rather than enabling inclusive growth that works for everyone.
Economic Case	<p>Of the total project costs of £10.655 million for the Northgate House scheme, the Council are seeking £3m from the Combined Authority, but the funding is closely aligned to the SEP and Council ambitions and will result in the provision of 4,274m² of office space, 1,115m² of retail space and 427 office jobs and 74 retail jobs created.</p> <p>The scheme represents a significant catalyst in the regeneration of Halifax which would engender confidence and momentum with the potential to encourage existing businesses within Halifax and wider Calderdale to remain and grow, and importantly encourage new businesses to locate to the Borough.</p>
Financial Case	The Combined Authority contribution to the Northgate scheme totals £3 million and has been approved at expression of interest stage with full approval to spend being granted once the scheme has progressed through the assurance process to decision point 5 (full business case with finalised costs). The total project value is £10.655 million.
Management Case	Calderdale Council has the project management systems, skills and track record to be able to deliver this project successfully. Calderdale has proven success in the project development and delivery of a variety of schemes. A Senior Responsible Officer, Programme Manager and Programme Board are all established to ensure direction and support is given to the project.

Location map:

The following location map shows the scheme in relation to the other Combined Authority funded schemes in the surrounding area.



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

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/economy/leeds-city-region-infrastructure-map/>