

Scheme Summary

Name of scheme:	Halifax Living
PMO scheme code:	CFP-005
Lead organisation:	Calderdale Council
Senior responsible officer:	Karen Lythe, Calderdale Council
Lead promoter contact:	Steph Furness, Calderdale Council
Case officer:	Ian McNichol, Combined Authority
Funding stream	Local Growth Fund Grant
Growth Fund Priority	Priority 4
Approvals to date:	Decision Point 2, 28 June 2018
Forecasted full approval date (decision point 5):	January 2020
Forecasted completion date (decision point 6):	March 2023
Total scheme cost (£):	£18,387,290
Combined Authority funding (£):	£830,000
Total other public sector investment (£):	N/A
Total other private sector investment (£):	£17,557,290

Current Assurance Process Activity:



Scheme Description:

This programme aims to open up a number of sites in Halifax Town Centre for much needed housing development. Calderdale Council is leading on the programme and is keen to address the shortfall in housing delivery relative to demand, as confirmed in the council's draft Local Plan. This identifies the need for 840 new homes to be built annually in Calderdale.

The Cow Green site is currently used as a temporary car park following the demolition of a previous multi-storey car park. The project aims to facilitate the development of this site to deliver approximately 110 new homes, of which at least 30% would be affordable. This will be achieved through groundworks and remediation funded through the Local Growth Fund to enable a viable housing scheme.

The Eastern Gateway sites are in a mixture of private and public ownership. There is history of industrial use and a high level assessment deemed that all sites would potentially have contamination issues, although largely focused around Cripplegate. Previous uses across the sites include gas works, dye works, a refuse tip and chemical works. The aim is for the Local Growth Fund to fund detailed feasibility and land assessment to appraise what development and housing outputs could be produced. It is anticipated that up to 300 homes could be built across these sites, along with some commercial premises.

Overall, the project aims to link and accelerate the bringing forward of brownfield sites previously used for housing or suitable for housing development within easy walking distance of the town centre. This would present a major step towards Calderdale's vision for Halifax as a vibrant place to live.

Business Case Summary:

Strategic Case

Halifax is an established Spatial Priority Area for investment and support within the Strategic Economic Plan (SEP), delivering against Priority 4 Infrastructure for Growth. The projects will provide quality homes in an area of need to support economic resilience and develop an attractive environment.

Halifax has been identified as a housing growth area in the SEP. The SEP advocates prioritising investment in spatial priority areas to maximise the City Region's economic and regeneration potential. This will support the City Region's headline initiative to develop and regenerate integrated spatial priority areas, supporting employment and quality environments.

The regeneration of the sites will unlock derelict brownfield land to deliver ambitious housing plans on sites that would otherwise have poor viability, due to levels of contamination and the infrastructure works required.

The Halifax Living project is closely aligned with a number of other schemes being delivered as detailed below:

West Yorkshire Plus Transport Fund (WY+TF) includes a range of outcomes, including congestion relief, reduced journey times and improved pedestrian/cycle accessibility. In particular the A629 Phase 2: Halifax town centre scheme, where £41 million has been allocated for development and delivery by 2023. These improvements, along with the associated public realm improvements, strongly support the Halifax Living proposals and represent an opportunity to act as a catalyst to generate confidence and momentum in the regeneration of Halifax town centre.

	<p>Northgate House and the new sixth form centre will create around 12,000 sq ft of retail space and 46,000 sq ft of quality office space, which together with the new sixth form centre will provide economic ‘good growth’ and employment opportunities. The Halifax Living scheme will complement the regeneration work taking place right across Calderdale through an unprecedented level of investment, creating a place where people want to invest, live, work, visit and learn.</p> <p>The recent refurbishment of the Princess Buildings office building brought together over 500 council staff within Halifax town centre. Together with the Northgate House proposals detailed above, this will facilitate the creation of a central business district. This job creation and ‘good growth’ supports Halifax Living and the principles of sustainable development by locating new homes close to job opportunities.</p> <p>The Grade I Listed Piece Hall £19 million renovation has sustained and improved town centre economy by putting Halifax on the map as a must-see heritage and cultural destination. This links well with proposals to bring forward brownfield sites for housing development within easy walking distance of the town centre.</p>
Commercial Case	<p>Housing delivery in Calderdale has continuously fallen since 2007/2008, when 1,399 new homes were built. By the end of 2017/18, the figure had reduced to only 369. This slowdown has been fuelled by the lack of suitable development sites and challenging topography of the area.</p> <p>Despite the decline in housing delivery, Calderdale has continued to experience population growth and demand currently outstrips supply for new homes. Further to this, the recent conversions at Martins Mill and One Park Road have all sold off plan which demonstrates the re-emerging appetite for town centre living.</p> <p>As per the council’s publication of the Local Plan, 30% of homes built would be affordable. This would contribute to the annual identified need of 193 affordable homes.</p>
Economic Case	<p>The project will meet housing demand through the delivery of 110 homes through the regeneration of 0.336 hectares of brownfield land. There will be additional potential for a further 300 homes on land within the Eastern Gateway.</p> <p>The scheme represents an opportunity to act as a catalyst to generate confidence and momentum in the regeneration of Halifax town centre – attracting further investment and opportunities to unlock further sites.</p> <p>The Cow Green scheme provides good value for money representing a 4.3% contribution from Growth Deal with the aim of attracting a further £17,557,290 private investment.</p>
Financial Case	<p>The total project outturn costs for Cow Green are £18,337 million and £50,000 for the Eastern Gateway feasibility study (£18.387 million total).</p> <p>£780,000 of the grant sought will be used by Calderdale Council to fund the development of the Cow Green site and the remainder (£50,000) will fund the Eastern Gateway feasibility study. The remaining scheme delivery costs (£17.557 million) will be met by the appointed development partner under the terms of a development agreement.</p>

	<p>Delivery partner bidders will submit a value for acquiring the land from the council. If the selected tenderer's value is below what is considered market value then the decision would be subject to Cabinet approval, this could include a decision on gifting the land at nil value to stimulate residential development.</p> <p>At this stage there is no additional public sector funding going into this project. Future requirement is dependent upon the successful developer partner bid. For example, land value/ capital receipt may be lower than best value which in effect would result in the Council subsidising the scheme (subject to Cabinet approval) or if additional grant is required then other public funding sources will be explored which could be Homes England (if appropriate funding programmes match the requirement) otherwise a request to the Council may need to be considered. Further detail on public sector intervention will be known when the FBC is submitted-scheduled for January 2020.</p>
<p>Management Case</p>	<p>Calderdale Council has the project management systems, skills and track record to be able to deliver the project successfully. The council regularly manages projects of this size, following robust procurement systems and financial monitoring. Key members of the project team are PRINCE 2 qualified.</p>

