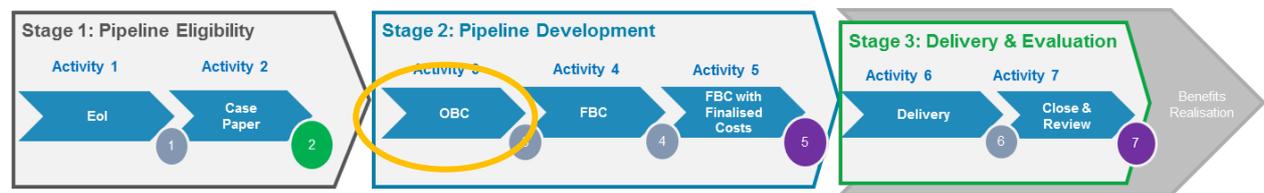


Scheme Summary

Name of scheme:	Conditioning House
Lead organisation:	Bradford Council
Senior responsible officer:	Shelagh O'Neill, Bradford Council
Lead promoter contact:	Simon Woodhurst, Bradford Council
Case officer:	Ian McNichol, Combined Authority
Funding stream	Local Growth Fund
Growth Fund Priority	Priority 4
Approvals to date:	Decision point 2 (case paper), June 2019
Forecasted full approval date (decision point 5):	December 2019
Forecasted completion date (decision point 6):	September 2020
Total scheme cost (£):	£13.847 million
Combined Authority funding (£):	£1.5 million
Total other private sector investment (£):	£12.347 million

Current Assurance Process Activity:



Scheme Description:

Conditioning House, a Grade II listed Victorian warehouse property in Bradford City Centre has been vacant and derelict for over 25 years. The building is set at the heart of the Forster Square Regeneration Area and occupies a high profile location fronting on to the Canal Road Corridor northern gateway into the city centre.

The building is in a derelict state and this has had a detrimental effect on the surrounding area. This residential-led scheme will carry out restoration and redevelopment works to bring an iconic heritage building back into productive use providing a range of new apartment homes

and much needed new commercial space for small local businesses. The completed scheme will act as a catalyst for further investment in the Forster Square Regeneration Area.

The delivery mechanism proposed will see the council entering into a joint venture partnership with the owner/developer in order to remove the burden of a range of costs that are constraining the viable redevelopment of the property.

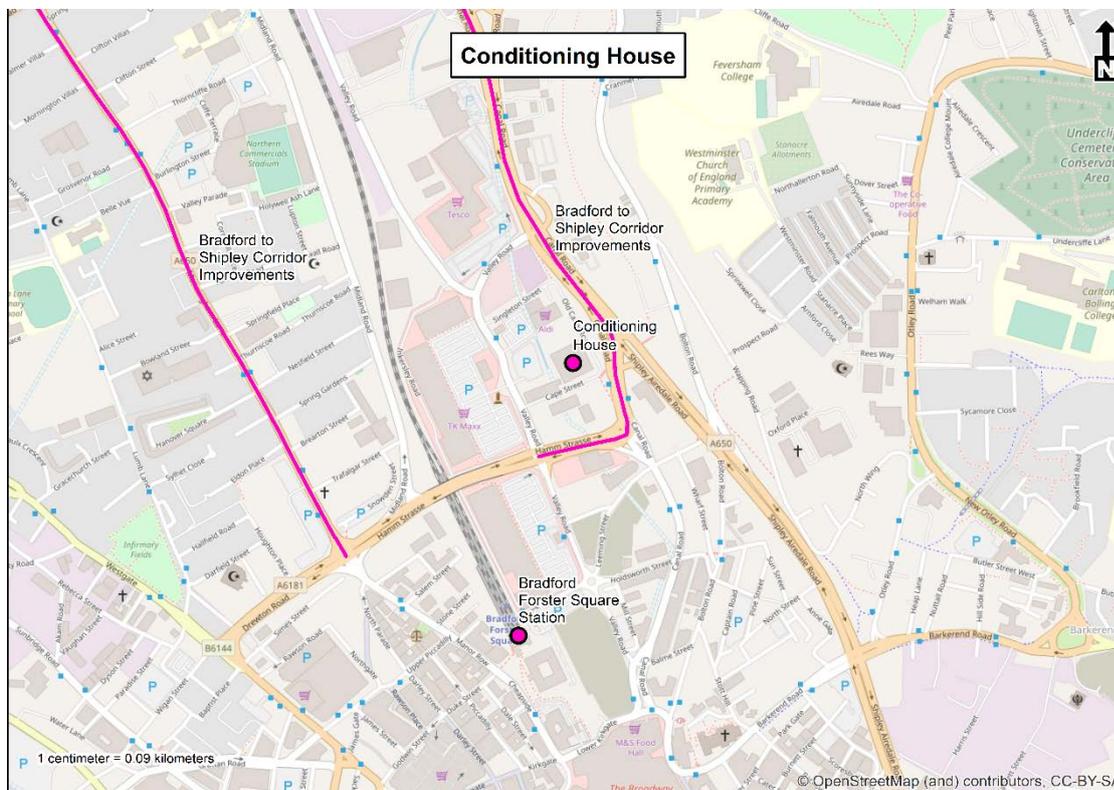
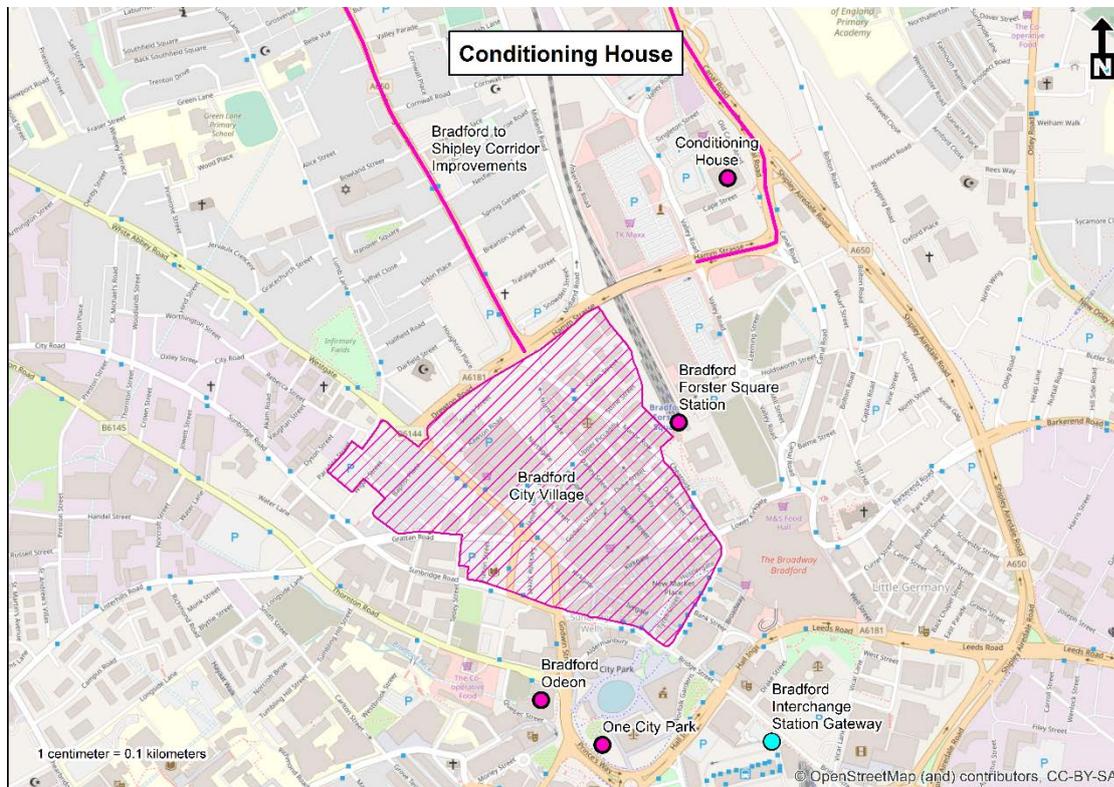
Business Case Summary:

<p>Strategic Case</p>	<p>Conditioning House is situated within the Bradford City Centre area which has been endorsed by the council as a priority regeneration zone, identified as a key Leeds City Region Urban Growth Centre Spatial Priority Area within the LEP's Strategic Economic Plan 2016/36 and is the subject of an adopted Area Action Plan that sits within Bradford's Local Development Plan.</p> <p>The City Centre Area Action Plan outlines the vision to enhance the existing great heritage qualities of the city centre whilst also addressing its weaknesses. It will revitalise the core of the Bradford Metropolitan District whilst also reinforcing its position as a major urban centre within the Leeds City Region. This vision includes the key objective of delivering 3,500 new homes within the Area Action Plan area that will provide a range of housing sizes, types and tenures to ensure that the choice of high quality city living is available to all residents.</p> <p>Conditioning House is located within the city centre spatial priority area and will make a significant contribution to delivering Priority 4 of the LEP Strategic Economic Plan to "develop and regenerate integrated spatial priority areas, supporting employment, quality environments and the building of 10,000-13,000 new homes per year".</p>
<p>Commercial Case</p>	<p>The Bradford District has a young and very ethnically diverse population. In the Bradford District, 36.1% of residents identify with a Black and Asian Minority Ethnic Group (BAME), with the highest proportion identified in the city centre. It is considered that younger people within Bradford's BAME communities are increasingly considering city living as a realistic and viable option when the consideration of close proximity to home, quality accommodation, choice of tenure, affordability, access to public transport and key local amenities are brought in to play.</p> <p>The Council's Core Strategy Development Plan Document Publication draft indicated that because of the predominantly young, diverse and growing nature of its population, there would be a requirement of some 42,000 new homes to be delivered by 2030. Of this provision, a significant proportion of these homes would be needed in the inner urban areas of the district. This was highlighted by the City Centre Area Action Plan which indicated a target of some 3,500 new homes to be provided over the same period and included the following key objectives:</p> <p>Objective 3: Imaginative reuse of the architectural heritage alongside new development of high quality sustainable design.</p> <p>Objective 4: A range of good quality housing and facilities to cater for a successful city centre community.</p>

Economic Case	<p>The project will meet housing demand by the delivery of 150 homes through the redevelopment of a heritage asset.</p> <p>The scheme represents an opportunity to act as a catalyst to generate confidence and momentum in the regeneration of Bradford City Centre – attracting further investment and housing site progression.</p> <p>The Conditioning House scheme provides good value for money representing a 10.83% contribution from the Leeds City Region Growth Deal with the aim of attracting a further £12.347 million private investment.</p>
Financial Case	<p>The total project outturn costs for Conditioning House are £13.847 million. The development funding contribution of £12.347 million will come through the private sector developer.</p>
Management Case	<p>The project will be administered by Bradford Council's Economic Development Service in association with the developer, and these activities will fall under the umbrella of the council's established Development Board that will monitor the administration and delivery management of the scheme.</p> <p>The developer is a property development, investment and management company delivering a range of best practice urban regeneration projects, with a commitment to working in partnership with the public sector.</p> <p>With a track record of working on and delivering high quality mixed residential and commercial redevelopment schemes, the developer places emphasis on handling difficult heritage properties by adopting high quality and sustainable development principles.</p>

Location map:

The following location maps show 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/>