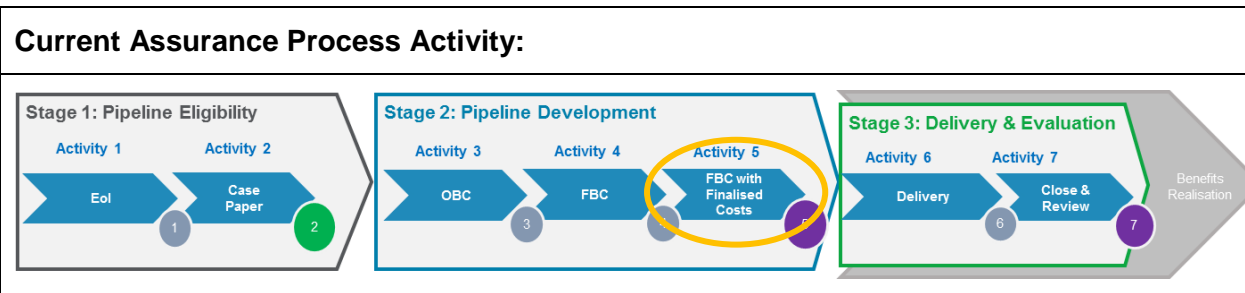


Section A: Scheme Summary

Name of scheme:	Beech Hill, Halifax
PMO scheme code:	GD-PA4-024
Lead organisation:	Calderdale Metropolitan Borough Council (CMBC)
Senior responsible officer:	Heidi Wilson, CMBC, Strategic Housing Delivery Manager
Lead promoter contact:	Fern Petrovic, CMBC, Housing Project Manager Richard Armitage, CMBC, Housing Enabling and Projects Manager
Case officer:	Vicky Dumbrell, West Yorkshire Combined Authority
Applicable funding stream(s) – Grant or Loan:	Grant - Growth Deal
Growth Fund Priority Area (if applicable):	Strategic Economic Plan (SEP) Priority 4 - Infrastructure for Growth.
Approvals to date:	<p>Combined Authority approval 10 May 2018 - the Beech Hill project proceeds through decision point 4 and work commences on activity 5 (full business case with finalised costs).</p> <p>Conditional approval also given to the total project value of £5.4 million (which includes a £1.4 million contribution from the Combined Authority's Growth Deal Fund 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)</p>
Forecasted full approval date (decision point 5):	7 October 2020
Forecasted completion date (decision point 6):	30 November 2022
Total scheme cost (£):	£21.742 million
Combined Authority funding (£):	£2.197 million
Total other public sector investment (£):	<p>Together Housing Association (THA) is contributing £14.418 million</p> <p>Homes England is contributing £4.725 million</p> <p>CMBC is contributing £402,000</p>

Total other private sector investment (£):	n/a
Is this a standalone project?	No
Is this a programme?	No
Is this project part of an agreed programme?	No



Scheme Description:

The Beech Hill scheme is part of the Combined Authority’s Housing and Regeneration Programme and aligns with Strategic Economic Plan (SEP) Priority 4 - Infrastructure for Growth.

The regeneration of the site is a joint venture partnership between Calderdale Metropolitan Borough Council (CMBC) and Together Housing Association (THA). Calderdale Together Housing Investment Partnership (CTHIP) is a strategic partnership between CMBC and THA to deliver a minimum 500 homes over five years across Calderdale.

The Combined Authority’s contribution to this scheme, will fund remediation work (removal of pollution or contaminants from land) only, to enable homes to be constructed.

The Beech Hill estate lies on the western edge of Halifax Town Centre, close to a range of services, facilities, and transport links. It is a mixed-use area, which previously housed three vacant tower blocks and a former council depot.

The overall scheme will accelerate housing delivery by unlocking underused brownfield land to deliver ambitious housing plans and will lever in other private/public investment, on a site that would otherwise have poor viability due to the level of contamination and infrastructure works required.

The scheme aims to

- Transform and regenerate a deprived area of Halifax which is disproportionately affected by lower income, educational attainment, and residents with no qualifications in comparison to Calderdale as a whole
- Construct 105 new homes on a remediated brownfield site, which if left undeveloped, would have further deteriorated and blighted the area. The vacant tower blocks and old depot have been removed, with the spoil created through demolition being retained on site and used within the remediation works. The houses will be owned and managed by THA and all available at affordable rents by the end of 2022
- Provide housing to cater for a range of needs and sizes of homes for families

- Create 150 full time equivalent construction jobs provided through the demolition, remediation and construction; resulting in £9 million net additional Gross Value Added (GVA) within the City Region
- Support the sustainability of Halifax Town Centre, local shops and services, given the proximity of the area to the town centre
- Provide a cycleway linking the site to the town centre and with wider communities to the north of Halifax.
- Remediate and bring back into use 2.7 hectares of brownfield land.

The scheme has been split into two phases, phase 1a and 1b. In June 2018, the Combined Authority approved £1.4 million from the Local Growth Fund for phase 1a, to contribute towards asbestos removal and demolition works across the site, including the removal of vacant tower blocks and a council depot. A further £797,000 from the Local Growth Fund is available for phase 1b, to fund land remediation, to remove contamination from the land and infrastructure construction to prepare for the building of 105 new homes.

The Full Business Case plus finalised costs (FBC+) is now seeking approval for the Combined Authority's remaining contribution of £797,000 for phase 1b, to be funded from the Local Growth Fund. If approved, the Combined Authority's contribution will total £2.197 million towards the indicative total scheme cost of £21.742 million.

THA is contributing £14.418 million towards the total scheme costs, Homes England are contributing £4.725 million and CMBC are contributing £402,000.

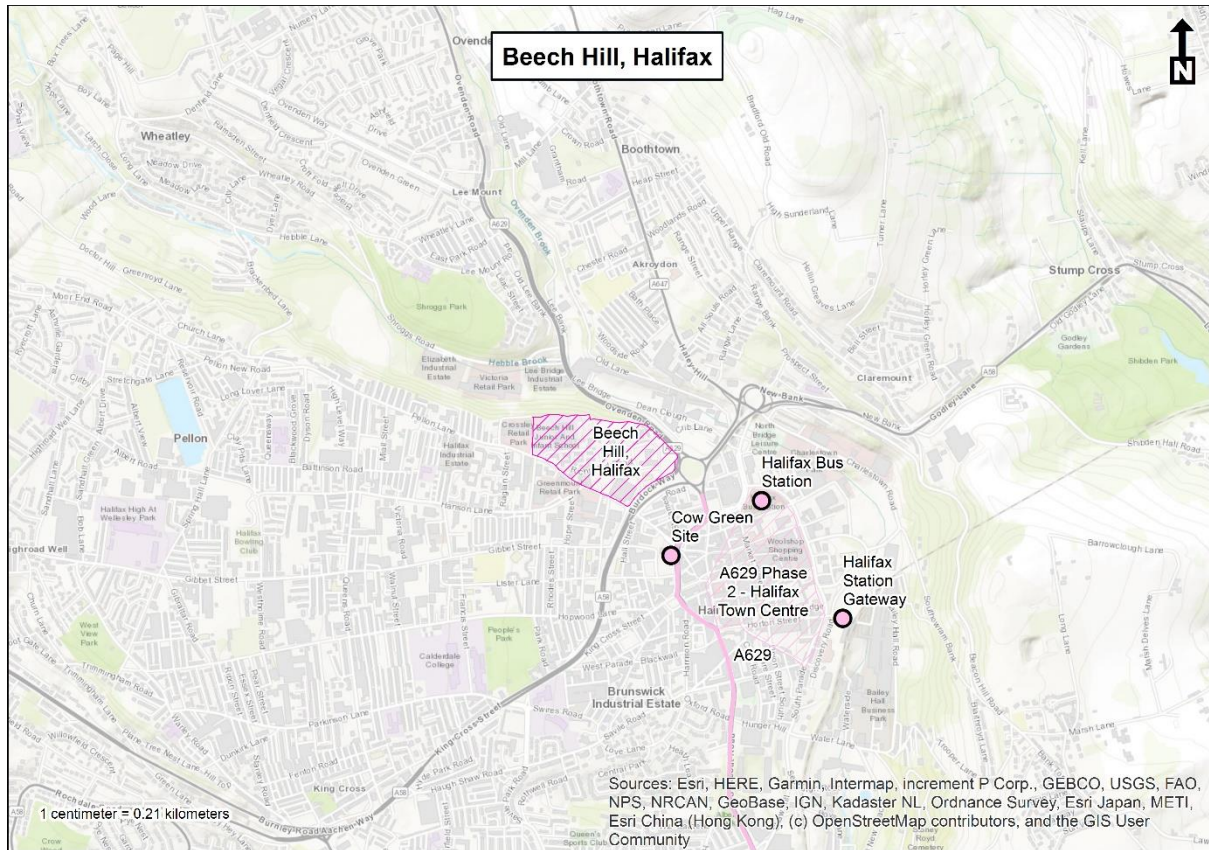
Business Case Summary:

Strategic Case	<p>Transformational change of Beech Hill is identified as a CMBC spatial priority. The site is identified in the Halifax Town Centre Delivery Plan 2014. The buildings and land at Beech Hill have potential to meet a range of housing needs. Parts of the Beech Hill area have been unused or in poor condition for many years now and action is required to realise the area's potential and utilise this underused resource.</p> <p>The Calderdale Strategic Housing Market Assessment 2018, identifies that 1,001 new homes need to be delivered every year up to 2035 in order to meet the housing needs of the Borough. The Beech Hill scheme will deliver 105 of these.</p>
Commercial Case	<p>The scheme will unlock a sustainable development site, on the edge of the town centre to help support Calderdale's housing shortage and relieve these housing pressures.</p> <p>The Market Demand Evidence Paper provided the evidence to justify the project and the need for change. This pulled together information from key market assessment and viability documents submitted to the Combined Authority as part of the Full Business Case approved by the Combined Authority on 6 July 2018. These further substantiated the need and request for the level of public investment.</p> <p>More recently independent surveyors, Bramleys, has provided THA with an independent land/market evaluation that strongly advises against shared ownership at this location leading to a shift to deliver 100% affordable homes for rent.</p>
Economic Case	<p>This bid addresses market failure by opening up and reusing brownfield sites for the provision of modern desirable housing of which there is an acute shortage. This development will boost the look and feel of the town</p>

	centre and increase its attractiveness as a place to live.
Financial Case	<p>In June 2018, the Combined Authority approved £1.4 million from the Growth Deal towards the total cost of the demolition work of £6.668 million (Phase 1a). A further contribution of £797,000, to be funded from the Growth Deal, is now sought, towards the cost of £1.519 million of the abnormal remediation and infrastructure elements of phase 1b. If approved, the Combined Authority contribution will total £2.197 million towards the indicative total scheme cost of £21.742 million.</p> <p>THA and CMBC have, with the aid of the previously approved £1.4 million contribution from the Combined Authority, already demolished the Crib Lane tower blocks and Stannary depot. Significant work has been undertaken to identify development costs at Beech Hill and how efficiencies can be created. The outcome of the Housing Infrastructure Funding has created a gap, coupled to this the engineering solutions to address poor ground conditions to parts of the site mean the development costs are unusually high.</p> <p>Without the £797,000 contribution from the Combined Authority, the extra costs will both compromise the scheme and impact on the acceleration of other sites through the Calderdale Together Housing Investment Partnership (CTHIP) programme and overall housing delivery across Calderdale.</p>
Management Case	<p>Calderdale Metropolitan Borough Council (CMBC) is the scheme promoter and is responsible for the development and project management of the scheme; Together Housing Association (THA) is the developer and will contract with ESH Construction to deliver the housing units. CMBC and THA have a long-established partnership and will have responsibilities in terms of securing the full funding package for the site.</p>

Location Map

The following location map shows the location of the Beech Hill, Halifax scheme:



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/growing-the-economy/leeds-city-regioninfrastructure-map/>