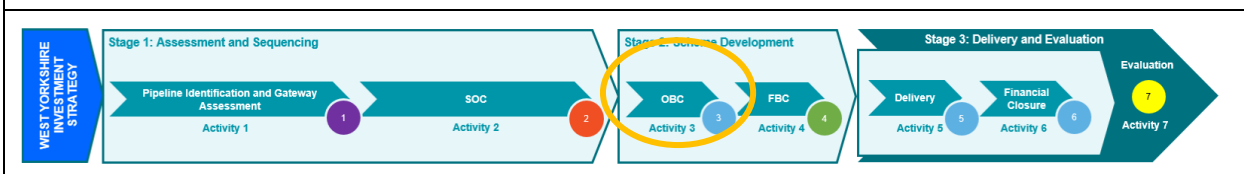


Section A: Scheme Summary

Name of scheme:	Brownfield Housing Fund - Castleford
Applicable funding stream(s) – Grant or Loan:	Brownfield Housing Fund - Grant
Approvals to date:	Brownfield Housing Fund Programme strategic outline case (decision point 2) approved by the Combined Authority on 4 September 2020.
Forecasted full approval date (decision point 4):	October 2022
Forecasted completion date (decision point 5):	April 2025
Total scheme cost (£):	Commercially sensitive
Combined Authority funding (£):	Commercially sensitive
Total other public sector investment (£):	Commercially sensitive
Total other private sector investment (£):	Commercially sensitive
Is this a standalone project?	Yes
Is this a programme?	No
Is this project part of an agreed programme?	Yes - Brownfield Housing Fund Programme

Current Assurance Process Activity:



Scheme Description:

This scheme will redevelop 4.83 acres of brownfield land to enable development of 69 homes. The housing will be a mixture of two, three and four bedroom units and 100% of the site will be affordable housing with 52 units at affordable rent and 17 at shared ownership.

The scheme has good transport connections from Castleford to the wider Wakefield area and beyond.

Business Case Summary:

Strategic Case	<p>The 100% affordable housing scheme will regenerate a redundant brownfield site. The new affordable properties will help support delivery of identified housing need, particularly with the provision of larger four bed units. All properties will be affordable with a mix of affordable rent and shared ownership tenures. All units will be constructed to the latest environmental and other regulatory standards.</p> <p>The proposed scheme is located within an area of demand for both affordable rent and shared ownership properties. The nearby Aire River Growth Corridor in Castleford has been designated by local and national government as a “housing zone” which seeks to develop 4,500 new homes for new and existing residents.</p>
Commercial Case	<p>A preferred bidder has been selected and a fixed price land and construction delivery contract will be entered into.</p>
Economic Case	<p>This scheme has a benefit cost ratio of 1.2:1 representing acceptable value for money.</p>
Financial Case	<p>Commercially sensitive.</p>
Management Case	<p>Construction is due to commence in January 2023 and be completed by April 2025.</p>