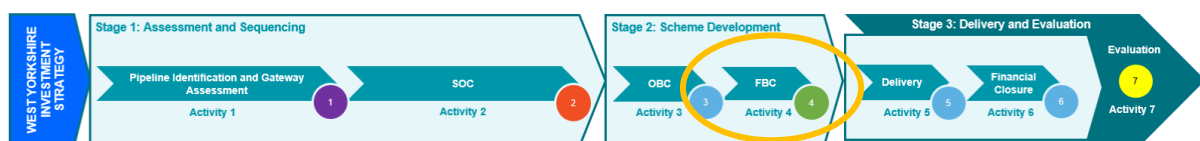


Section A: Scheme Summary

Name of scheme:	Brownfield Housing Fund - Wheatley
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):	March 2022
Forecasted completion date (decision point 5):	July 2023
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

Current Assurance Process Activity:



Scheme Description:

This scheme will remediate 09 hectares of brownfield land and deliver 30 three bedroomed homes in the Halifax area, 4 of these homes will be affordable housing.

The scheme reflects the local character of existing and newer housing developments. The focus on delivering three-bedroom houses reflects feedback following the COVID-19 pandemic that buyers are now looking for larger properties which would allow future occupiers the opportunity to work from home, without compromising on living space.

Business Case Summary:

Strategic Case	<p>Calderdale Council's Strategic Housing Market Assessment indicates that there is a need to develop 1000 homes per annum in the Calderdale district from 2016 to 2033 to support the need for housing and economic growth. 47% of the identified housing need requires the development of three or more bedroomed homes.</p> <p>The development of thirty new homes on a brownfield site on the outskirts of Halifax will boost productivity and support inclusive growth by providing homes needed to support Calderdale's forecast population and employment growth.</p> <p>The site is close to public transport therefore the development supports the Combined Authority's focus on supporting walking, cycling and public transport options compared to private car use.</p> <p>The scheme will install solar panels and air source heat pumps to the affordable housing, contributing towards a reduction in carbon emissions.</p>
Commercial Case	<p>Market engagement has started with regards to appointing contractors for delivery of this scheme. The appointment of contractors started in January 2022 for remediation of the land to start in April 2022.</p>
Economic Case	<p>The benefit cost ratio is calculated as 1.8:1 representing good value for money.</p>
Financial Case	<p>Commercially sensitive</p>
Management Case	<p>The scheme will start on site in April 2022 and be completed by March 2023.</p>