

Project Overview

Project Title	Galem House
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£9,752,717
Funding Applied for from the Combined Authority now	£1,200,000

Scheme Description

Located within Bradford City Centre's Goitside Conservation Area, Galem House is a 19th Century former textile warehouse building that this project proposes to redevelop to provide 77 new apartment homes.

The property has been vacant, unused, and become increasingly derelict since it was closed some 20 years ago. Although interest has been shown in redeveloping the property in the past, none of these initiatives have proved to be viable due to the low value property market in the Bradford city centre area.

Business Case Summary

Strategic Case

The project occupies a strategic position within the Goitside Conservation Area between the Bradford Learning Quarter (that houses the Bradford College and Bradford University campuses) and the Council's primary city centre regeneration area known as 'City Village.' The three strategic priority areas of the City Village, Goitside and Learning Quarter have the capability of providing some 2,700 new homes out of the current adopted City Centre Area Action Plan's target of 3,500 homes, and the successful delivery of the scheme will contribute to Bradford Council's efforts to achieve this strategically crucial target.

The new homes will make a significant contribution to the Council's strategy of creating affordable and sustainable housing in the city centre in accordance with the adopted City Centre Area Action Plan (AAP), that will also help to address the District's shortage of the right type of housing, in the right places to meet Bradford's needs over the next 15-20 years.

The project is intended to deliver a mix of one and two bedroom apartment homes incorporating low-carbon development principles including:

- Using a fabric first approach which focuses on reducing heat loss to achieve a low carbon, sustainable home.
- Mechanical ventilation heat recovery systems in each apartment.
- Installation of 100% efficient certified electrical panel heaters.
- All communal areas include Heat Recovery Ventilation, will be heated by Air Source Heat Pumps, and will be fitted with Highly Efficient Low Energy LED lighting with occupancy sensors

Economic Case

The scheme outputs and benefits include:

- To restore a priority heritage building comprising of 0.13 Acres or 0.053 hectares back into productive use.
- All apartments are wheelchair accessible and 8 are fully DDA (Disability Discrimination Act) compliant.
- To provide 77 new homes (apartments) in a key priority urban centre.
- To deliver a building that will be powered by renewable energy.
- To create nine new building management jobs delivering 13,624 hours of employment per year.
- To deliver 3 apprenticeships in conjunctions with Bradford University.
- To deliver 4 apprenticeships in junction with Bradford College.
- To deliver 100 hours per year of events to promote local businesses and a sense of community to the building residents.

This scheme has a benefit cost ratio of 1.01:1 representing acceptable value for money and meets the criteria for the Brownfield Housing Fund.

Commercial Case

The Bradford district is located in West Yorkshire and has a population of 528,200.

Bradford was ranked the 26th most deprived local authority area out of the 326 English local authorities; and second most deprived out of the 21 authorities in the Yorkshire and Humber region, with these deprivation areas concentrated in inner city areas, such as Manningham and the Canal Road Corridor. Conversely, the most affluent areas of Bradford such as Ilkley and Burley-in-Wharfedale are ranked the least deprived in the country. This gap-level of deprivation will inevitably have an impact on housing and development within the area.

The Bradford District has approximately 210,000 dwellings with a diverse housing stock, ranging from inner city back-to-backs to large, detached properties located in the countryside. A third of Bradford's housing stock is pre-1919. Bradford's level of social housing is well below the regional and national average of 15%, which causes an issue for both the urban and rural areas of the district. There are further problems for affordable housing in that prices in the more affluent areas of Wharfedale are too high and the income levels within the inner-city areas are too low.

There are two options that have been considered for the procurement of the project by the developer. The first option is based on Design and Build procurement. This requires the client to consider employing designers to create a comprehensive employer's requirement document and tender drawings. The second option is based on a traditional approach. This requires the client to employ a design team to conduct the design up to the construction detail stage which then forms part of the tender and contract documents. Out of both options, the most preferred by the developer is traditional procurement approach.

Financial Case

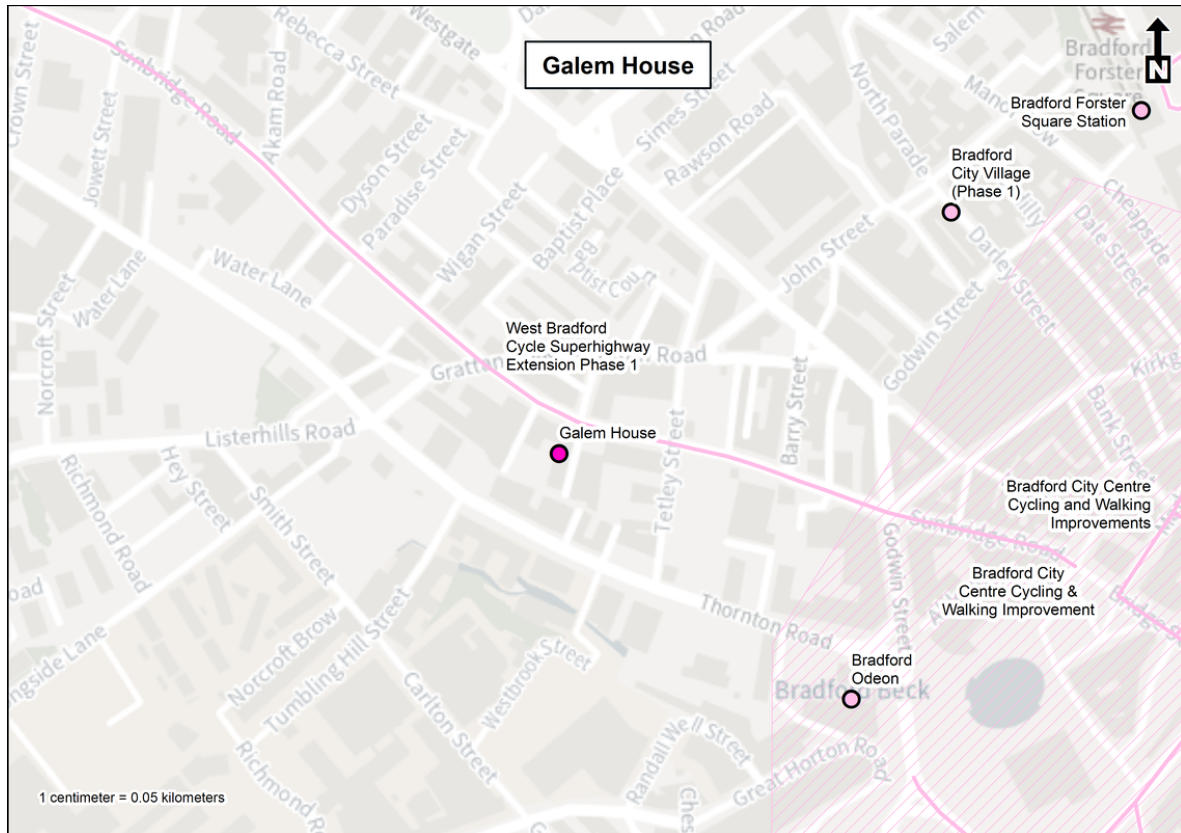
The total scheme cost is £9,752,717. The Combined Authority's contribution is £1,200,000 from the Brownfield Housing Fund. The remaining funding is £8,522,717 from private sector match funding.

Management Case

This scheme will commence enabling works in January 2023, and the homes will be developed from July 2023. The scheme is expected to be completed by February 2024.

Location Map

The following map shows the location of the Galem House 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-region-infrastructure-map/>