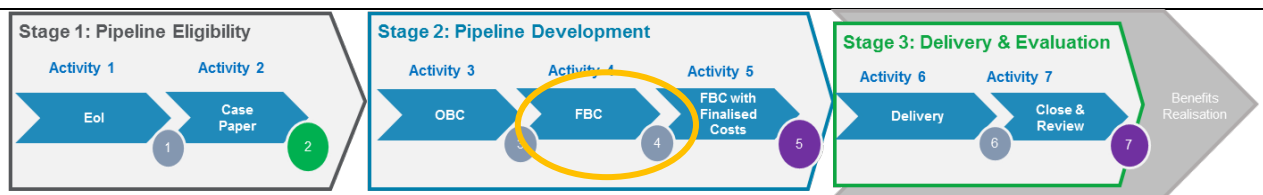


Section A: Scheme Summary

Name of Scheme:	Beech Hill
PMO Scheme Code:	GD-PA4-024
Lead Organisation:	Calderdale Council (CMBC)
Senior Responsible Officer:	Heidi Wilson, CMBC
Lead Promoter Contact:	Stephanie Furness, CMBC
Case Officer:	Caroline Farnham-Crossland
Applicable Funding Stream(s) – Grant or Loan:	Growth Deal Three included £5.4 million for investing in unlocking housing sites. This included Beech Hill, which is asking for a West Yorkshire Combined Authority contribution of £1.4 million of grant funding.
Growth Fund Priority Area (if applicable):	The proposed scheme will contribute to the Leeds City Region Strategic Economic Plan 2016, Priority 4: Infrastructure for Growth, Key Action Area (a) Integrated spatial priority areas – Housing Growth Areas.
Approvals to Date:	Combined Authority DP2 September 2017
Forecasted Full Approval Date (Decision Point 5):	June 2018
Forecasted Completion Date (Decision Point 6):	May 2019 (demolition) Feb 2022 (Homes)
Total Scheme Cost (£):	£5.4 million
WYCA Funding (£):	Combined Authority contribution of £1.4 million from Growth Deal 3
Total other public sector investment (£):	Calderdale Council to confirm any funding allocated – still in progress
Total other private sector investment (£):	£4 million funded through Together Housing
Is this a standalone Project?	No – This project is part of a larger scheme which is to do with the regeneration of Beech Hill. This enabling phase is to assist with the demolition of three high-rise tower blocks, which includes removal of asbestos, and remediation works with a view to

	develop the delivery of new housing development in place of this at a later date. It is also to assist with the remediation of Stannary Depot which forms part of the Beech Hill Site to eventually assist with the delivery of new housing.
Is this a Programme?	No
Is this Project part of an agreed Programme?	N/a

Current Assurance Process Activity:



Scheme Description:

Beech Hill lies on the western edge of Halifax Town Centre. The regeneration of the site is a joint venture partnership with Together Housing Group (THG) who own the three derelict tower blocks in the area, as well as 17 social rented units.

This project is to assist with the demolition, removal of asbestos and remediation of three high-rise tower blocks with a view to develop the delivery of new housing development in its place.

The funding will principally focus on the enabling phase of the regeneration project; this is the incorporation of bringing the demolition of the three high-rise tower blocks and the remediation /development of Stannary Depot together as one project.

Through combining the two ventures of the council depot and the three high-rise tower blocks as one delivery phase, this is projected to achieve greater economies of scale. There is the potential to use material from the tower block demolitions to make up levels across the depot site and this will have an impact to any options considered for the overall remediation.



Business Case Summary:

Strategic Case

The scheme aligns with the Leeds City Region Strategic Economic Plan (SEP) (2016 – 2036) Halifax urban area which includes Beech Hill. The scheme contributes to Priority 4: Infrastructure for Growth priority areas which includes Urban Growth Centres, Housing Growth Areas and Employment Growth Areas.

There is a wider masterplan and delivery plan for the area which has Calderdale Council, local support. The Beech Hill Project Board is multi agency partnership board that has been created to deliver the master plan and interventions required to create a sustainable community.

Commercial Case

Calderdale Council has formed an established, strategic partnership with Together Housing Group (THG) and both partners share the same vision to regenerate Beech Hill.

The demolition contract will be tendered for by Together Housing and the resulting tender prices will be critical to the project.

The demolition of the tower blocks can now be linked to the closure and release of the adjacent council-owned Stannary Depot. There are demolition elements on the depot site that can form part of a wider contract offering improved value for money. They are also options to utilise material from the demolition tower block on the remediation of the Stannary Depot site, which can offer savings.

	<p>The commercial case for the project will see the regeneration of the Beech Hill community, which forms part of the wider regeneration of Halifax urban area.</p>
Economic Case	<p>The creation of a sustainable and successful community adjacent to the urban centre will form part of the wider transformation of the town and will align with investments in transport infrastructure, public spaces and businesses and support plans to create a successful and vibrant town centre. Including:</p> <ul style="list-style-type: none"> • Halifax Station Gateway – Improved town centre gateway • The Piece Hall – cultural and commercial centre • The Borough market – major employment centre, mixed use opportunity • Bailey Hall (Nestle site) – Mixed use • Cripple gate / Mulcture Hall Road – 2.58 hectares mixed use housing
Financial Case	<p>Capital costs of the demolition of the tower block are still to be confirmed via a tender process. Costs are estimated to be circa £5m due to the extensive stripping of asbestos materials.</p> <p>The Growth Deal contribution is fixed at a £1.4 million maximum.</p> <p>The existing tower blocks are long-term empty properties and, as such there is no rental income or council tax income. Providing new accommodation in that location will provide needed housing provision and new rental and council tax income streams.</p>
Management Case	<p>The project is well established and the master plan is long standing with full community and political support. Delivery arrangements are in place in terms of the partnership between Calderdale Council and Together Housing.</p> <p>There is an established multi-agency Beech Hill project board, which is led by Calderdale Council and has community representation, local members and other key stakeholders. The Combined Authority is also a member of the Board.</p> <p>If the programme is forecast to slip this will be reported for approval as appropriate within scheme tolerances.</p>