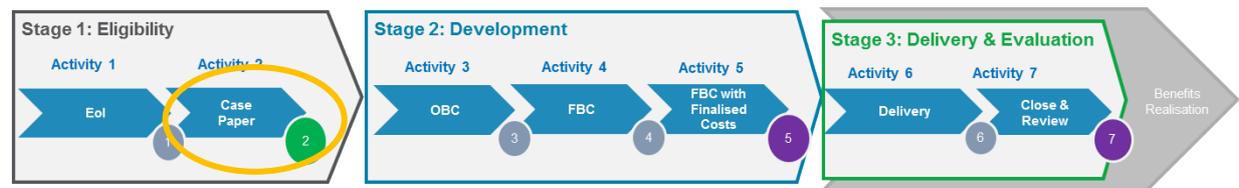


Scheme Summary

Name of Scheme:	Halifax Living (Phase 1)
PMO Scheme Code:	CFP-005
Lead Organisation:	Calderdale Council
Senior Responsible Officer:	Mark Thompson, Calderdale Council
Lead Promoter Contact:	Stephanie Furness, Calderdale Council
Case Officer:	Chris Brunold, Combined Authority
Applicable Funding Stream(s) – Grant or Loan:	Local Growth Fund grant
Growth Fund Priority Area (if applicable):	Priority 4, Infrastructure for Growth
Approvals to Date:	None
Forecasted Full Approval Date (Decision Point 5):	To be confirmed
Forecasted Completion Date (Decision Point 6):	By March 2021
Total Scheme Cost (£):	To be confirmed at outline business case
WYCA Funding (£):	£764,000
Total other public sector investment (£):	To be confirmed at outline business case
Total other private sector investment (£):	To be confirmed at outline business case
Is this a standalone Project?	No – this phase 1 application is part of a programme of sites identified for regeneration, there will be later phases.
Is this a Programme?	Yes
Is this Project part of an agreed Programme?	Yes the programme is known as Halifax Living.

Current Assurance Process Activity:



Scheme Description:

This programme aims to open up a number of sites in Halifax town centre for much needed housing development. Calderdale Council leads on the programme and is keen to address the shortfall in housing delivery relative to demand confirmed in the Council's draft Local Plan which identifies the need for 840 new build homes to be built annually in Calderdale.

The programme's phase 1 concerns two projects that include five of the town centre sites.

The first project site is centrally located adjacent to Cow Green where a temporary car park has been created following demolition of the previous multi-storey car park. This phase 1 of the programme aims to facilitate the development of this site as approximately 100 1 and 2 bedroom town centre apartments of which at least 30% will be offered as affordable homes.

The second project concerns a group of sites known collectively as the Eastern Gateway and includes the Cripplegate area. The sites are owned by both Calderdale Council and a number of private owners. The aim is for this phase 1 of the programme to fund detailed feasibility and land assessment in relation to these sites to appraise what development options and housing outputs could be produced on the combined sites. It is anticipated more than 300 homes could be accommodated across these sites, along with some commercial premises.

Overall the project aims to link and accelerate the bringing forward of discrete sites suitable for housing development within easy walking distance of the town centre. Achieving success would be a major step towards achieving Calderdale's vision for Halifax as vibrant place to live. It would complement existing investment in improvements to the highway infrastructure in Halifax and create much needed housing in close proximity to public transport hubs and town centre facilities including the recently renewed Piece Hall. A significant contribution would be made to Calderdale Council's housing completions.

Business Case Summary:

Strategic Case	The Halifax Living programme aims to deliver much needed new housing development close to the town centre. This phase 1 bid concerns two distinct projects that will deliver housing and affordable housing on one site and will also enable feasibility work and land surveys for subsequent sites that can be developed in future years to the east of the town centre.
Commercial Case	There is a well-established demand for more housing evidenced in the draft Local Plan which this bid will address. The preparation of the land to a 'development ready' status will bring in other private sector investment to enable the housing to be constructed and in the second project firm plans will be formed based on what is achievable.
Economic Case	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

	centre and increase its attractiveness as a place to live
Financial Case	The investment in infrastructure and enabling works would bring substantial private sector investment into regeneration of Cow Green area and the vision for the Eastern Gateway will be made specific.
Management Case	Calderdale Council along with its delivery partners which include the creation of a Council Local Development Company in July this year are already preparing detailed plans to ensure the deliverability of these schemes.