

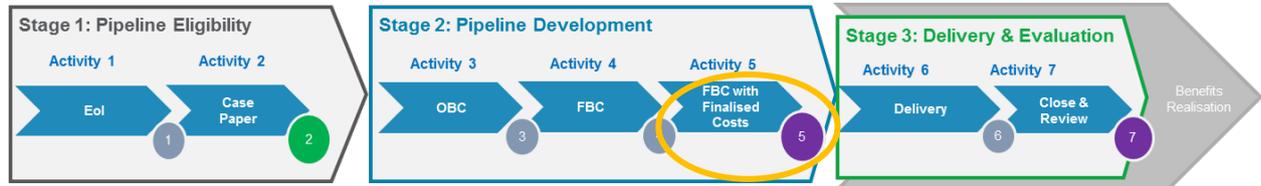
Section A: Scheme Summary

Name of scheme:	Beech Hill Phase 2 Group Repair Scheme
PMO scheme code:	
Lead organisation:	Calderdale MBC
Senior responsible officer:	Heidi Wilson, Strategic Housing Delivery Manager
Lead promoter contact:	Richard Armitage, Sustainable Housing and Environment Manager
Case officer:	Chris Green, Deputy Principal Manager
Applicable funding stream(s) – Grant or Loan:	£1.2m Getting Building Fund Grant
Growth Fund Priority Area (if applicable):	-
Approvals to date:	Detail latest decision point and what was approved, particularly costs and timescales and when
Forecasted full approval date (decision point 5):	5/5/2021
Forecasted completion date (decision point 6):	31/10/2022
Total scheme cost (£):	£2.299m
Combined Authority funding (£):	£1.20m Getting Building Fund
Total other public sector investment (£):	£0.400m Calderdale Council Affordable Warmth Scheme + <u>£0.508m</u> Together Housing Group Investment Programme £0.908m
Total other private sector investment (£):	£0.190m Private landlord contributions (19 @ £10k per property)
Is this a standalone project?	Yes, however it is closely linked with Beech Hill Phase 1 for the development of the adjacent site with 105 new affordable homes.
Is this a programme?	No

Is this project part of an agreed programme?

No

Current Assurance Process Activity:



Scheme Description:

The Beech Hill Phase 2 Group Repair scheme will provide a package of comprehensive improvements to the external fabric of 70 existing low-rise mixed tenure properties, built in 1971 by the local authority.

The properties are generally in a poor state of repair, and the flat roofs are beginning to fail. The proposed full external enveloping works include:

- New pitched insulated roofs
- External wall insulation with render finish
- New doors, windows and rainwater goods
- Boundary treatments
- Sustainable drainage

Business Case Summary:

Strategic Case

Beech Hill falls within the Calderdale 012A Super Output Area (SOA) which in 2019 was ranked 1,095 out of 32,844 in England; where 1 is the most deprived. This is amongst the 10% most deprived SOA in the country.

£35m of public and private investment has already been committed and being spent in the area immediately surrounding the existing homes at Beech Hill, leading to the creation of 105 new homes for affordable rent.

Sited amid all this regeneration and investment is an estate of 70 mixed tenure, low rise homes, built by the local authority in 1971. The original flat roofs are now starting to fail. Their design, cross wall construction with partial single skin walls and flat roofs makes them expensive to heat and keep warm. The properties are all generally in a poor state of repair and visually unappealing.

Left in their current state, the 70 homes will significantly detract from the investment that is already underway in the area. They would also adversely affect the value and desirability of the 105 new homes currently being built.

	<p>The proposed Beech Hill Phase 2 Group Repair scheme would provide a comprehensive refurbishment and improvement programme of work to the external fabric of the 70 homes.</p> <p>Skilled construction jobs in a variety of trades will be created, whilst the work would support measures to address the climate emergency with 3,705 life tonnes of CO₂e savings as well as helping to reduce fuel poverty and improve the levels of affordable warmth.</p>
Commercial Case	<p>Consultation with residents has identified their willingness to participate in the scheme and half of all landlords verbally confirmed that they would be willing to fund a £10,000 contribution for each of their private rented properties.</p> <p>Result of previous consultation with owner occupiers, landlord of multiple properties and landlords owning single properties suggests that take-up will be high. Historically we obtain 100% take-up of Group Repair scheme participation.</p> <p>The 16 homes owned by Together Housing Group will provide a demonstration of what can be achieved and increase interest and understanding of the scheme and maximise the take-up required.</p>
Economic Case	<p>The Beech Hill Regeneration Scheme has been developed over a long period of time. During this time, the Project Board has systematically reviewed the options to bring forward the wider Beech Hill regeneration scheme, including options for the low-rise properties.</p> <p>After completing a detailed analysis of six options put forward, replacement of existing flat roofs with traditional pitched roofs together with external insulation incorporating new doors/windows was considered to be the most appropriate option which would both meet the critical success factors and achieve the wider regeneration scheme objectives.</p> <p>The chosen option will deliver a full group repair scheme bringing 70 homes up to a minimum Energy Performance Certificate (EPC) rating of C or above, whilst providing the best value with the ability to deliver the greatest increase in lifespan of the housing units.</p>
Financial Case	<p>The total cost of the refurbishment programme is £2,298,576.</p> <p>The Scheme costs have been provided by the main contractor and supply chain partners based on Efficiency North contract rates and previous experience of delivering similar heating improvement schemes.</p> <p>The £2,298,576 includes the capital cost of installing energy efficiency improvements, new pitched roofs, project support and marketing costs.</p>
Management Case	<p>A Project Board has been meeting quarterly since 2013. This Board has full oversight and responsibility for the successful delivery of Phase 1b and Phase 2 at Beech Hill. A Phase 2 Sub-Group reporting direct to the Board has already been established and is meeting monthly to deliver the Phase 2 procurement and set up work - with additional weekly operational catch ups.</p>

Calderdale Private Sector Housing team will have responsibility to manage and deliver the scheme. The service has considerable experience of delivering such schemes.

ENGIE Regeneration are the main contractor who will have overall responsibility for delivery of the Scheme. Established sub-contractors will also be utilised. ENGIE's track record, competence and regulatory compliance has been thoroughly tested through both previous and present competitive dialogue procurement processes. All of the supply chain partners' competence and suitability has also been thoroughly tested through the delivery of numerous successful local authority improvement schemes.