

Housing Delivery in Calderdale

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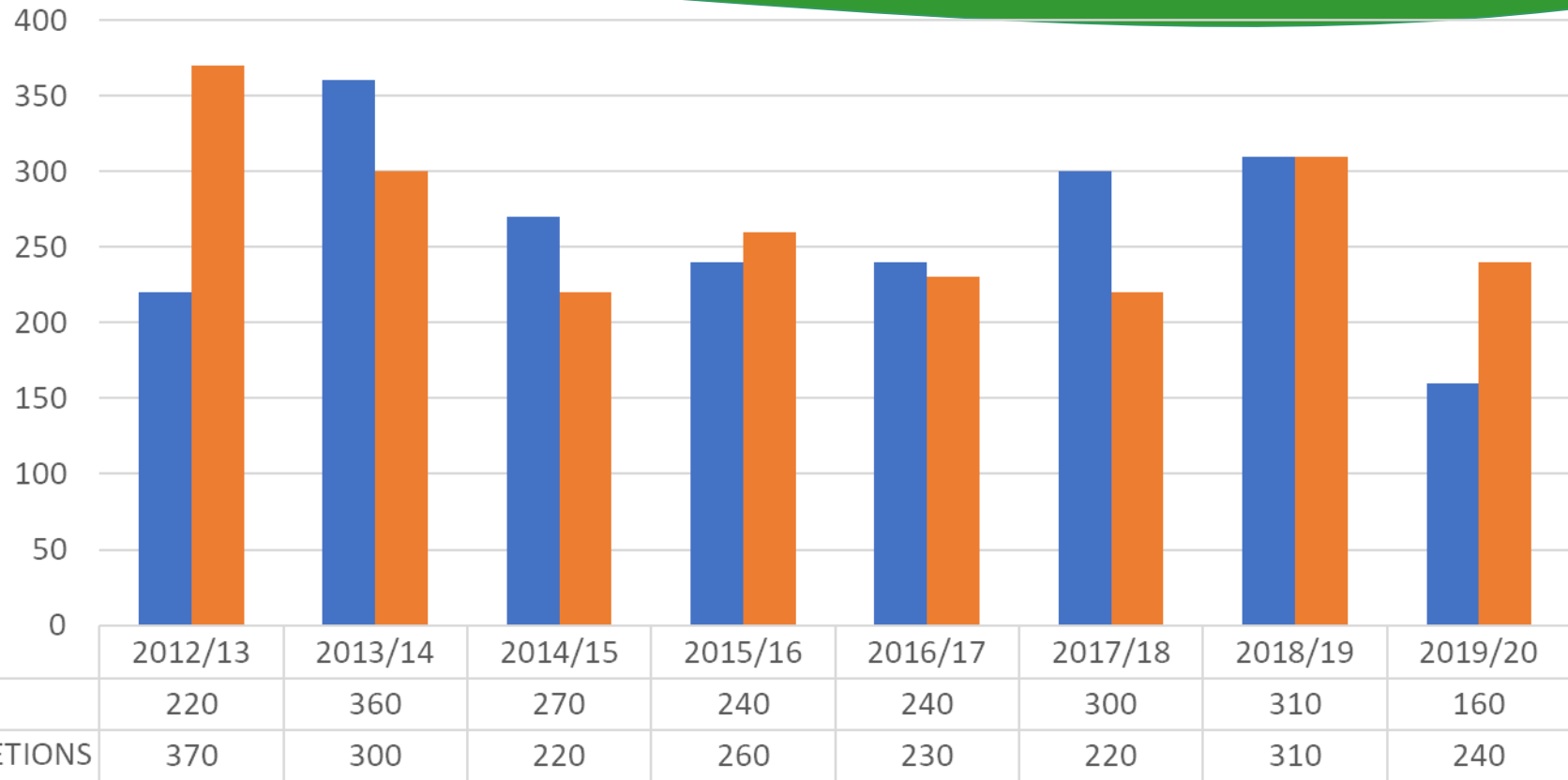
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Dwelling Starts and Completions 2012/3 to 2019/20



Gov.uk Statistical data set Live tables on house building: new build dwellings
Table 253

West Yorkshire LAs-

Net additional dwellings (2007/8- 2017/18)

Local Authority	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Bradford	2156	1440	999	696	733	721	874	1134	1338	1488	1622	1614	1010
Calderdale	1349	709	707	486	494	517	357	316	340	301	301	557	348
Kirklees	2281	1098	692	974	873	753	1036	666	1142	983	1399	1550	1131
Leeds	3576	3828	2238	1686	1931	1623	2229	2226	3296	3306	2333	3427	3333
Wakefield	1520	1204	510	1061	852	534	806	1132	1921	1958	1807	2114	1758
Total	10882	8279	5146	4903	4883	4148	5302	5474	8037	8036	7462	9261	7577

Local Plan and Housing Delivery

- The Publication draft of the Local Plan was submitted to the Secretary of State for Examination in January 2019 following consultation.
- A revised “Housing Requirement Update & Potential Supply Consultation was carried out in January 2020.
- The Local Plan is currently being examined on behalf of the Secretary of State
- The current need for new homes over the next twelve years is **14,950** (997 per annum) homes (of which 11,125 will be on new sites). **3333** (238 per annum) of these need to be affordable homes
- The main areas for development are Halifax and the East of the borough
- A key focus will be on the “garden suburbs” in South East Calderdale...although significant growth is also planned for North Halifax

Local Plan Brighouse



Local Plan Brighouse

- **New sites with a potential for 4,831 new homes have been proposed in the Local Plan for Brighouse**
- **The majority of these homes will be provided by two Garden Suburbs :**
 - Located on sites in Brighouse and Rastrick.
 - Land between Highmoor Lane and Bradford Road will provide c.2000 housing units. Lane between Bradley Wood and Woodhouse Lane Rastrick will provide c.1300 housing units.
 - Developers and landowners already working together to produce a conceptual masterplan the suburbs.
 - Development will need to be carefully phased so as to not swamp the housing market.
 - Housing's role is to assist with detailed masterplanning links to infrastructure/transport links and liaison with key partners such as Homes England and Registered Providers. The aim is to deliver communities not just homes.

Local Plan North Halifax



Key

Green – CMBC

Blue – THG

Orange – Privately owned sites designated as new housing in the Local Plan

Local Plan North Halifax

- North Halifax is another focus for development in the Local Plan.
- There is potential to provide about 1700 new homes mainly on Brownfield sites
- North Halifax Transformation is a major project to develop four Council owned sites in Ovenden, Mixenden and Illingworth being run by the Housing Projects Team
 - The intention is to meet local housing and health needs for older people
 - Potential for 335 to 355 new homes on four sites
 - One Public Estate (OPE) funding has been secured to carry out master planning
 - Outline planning permission will be obtained before the sites are sold
 - Challenges around low property sales values and contaminated land

Mill developments

A number of mill conversions have taken place in Calderdale over the years and developers have begun to review these opportunities again.

Recent sites include:

- **Martins Mill, Pellon Lane:** Completed conversion to 60 apartments
- **Old Town Mill Lane, Old Town:** Recently received permission for conversion (x 21) and new build (x4) plus business units – still on site
- **West Vale works, Greetland:** Submitted application for retirement apartment (x 67) scheme which would involve the demolition of the mill and new build construction – Still waiting on a decision on the planning application.
- **Melbourne Mill, Hebden Bridge:** Permit received May 2019 for 10 town houses, 10 apartments and 4 new build apartments.

Calderdale Local Development Company



- Weave (Yorkshire) Limited incorporated 25th July 2019
- A private limited company trading as Weave Homes
- Commercial in nature, with Calderdale Council as sole shareholder
- Twin aims:
 - to increase the supply of new homes across the Borough
 - to generate a financial return for the Council
- Governance arrangements via Board of Directors and a Shareholders Committee to represent the Council's interest.
- Initial focus on developing properties for market sale

Calderdale Local Development Company

- Indicative Business Plan approved by Cabinet in February 2019
 - Cabinet also agreed in principle to sell 3 identified Council-owned sites to the development company.
 - Cabinet agreed to the principle of schemes generating a 5% pre-tax profit
 - £4 million loan funding subsequently approved by Council in April 2019
 - Whilst the focus is on market housing for sale, affordable housing will be delivered based on planning policy and scheme viability.
 - Individual schemes would need to be approved by both the Board of Directors and Shareholders Committee to ensure viability and alignment with Council ambitions.
-
- Returns to Council include – surplus on loan financing, payment for any staff support, Council Tax income, land receipts and development profit.

Calderdale Local Development Company

- Key appointments already made include architects, civil engineers, quantity surveyor, marketing services and legal support.
- Work is currently progressing on pre-planning, surveys and ground investigations to develop a viable and robust housing scheme:



Affordable Housing Delivery Programme

Name	Locality	RP	Completion	Total AH	Note
County Court	Halifax	Highstone	Jan-21	14	LD Scheme
Titan Works	Boothtown	Yorkshire	Feb-21	46	Feb-21
TBC (New Start accom) Calderdale College	Halifax	Chartford	TBC	8	
Railway Bridge View	Rastrick	Home Group	Apr-21	65	
Abbey Park	Illingworth	THG	Mar-22	83	
Whitwell Green Lane	Elland	THG	Sep-22	29	SOS Mar 2021
Rawson Wood	Ryburn	THG	Sep-22	26	SOS Mar 21
Beech Hill Stannary Depot	Halifax	THG	Oct-22	105	SOS Nov 2020
Clough Lane	Mixenden	THG	Jan-23	38	SOS sep 21
Wheatley Road	Wheatley	THG	Feb-23	14	Sos Jan 2022
St Andrews		Connect	Unknown	7	
Beech Grove	Lightclife	THG	May-23	21	Sos April 2022
Denfield Lane	Ovenden	THG	May-23	31	Sos April 2022
Horley Green Road	Claremount	THG	Sep-23	29	Sos April 2022
Woodbrook	Mixenden	THG	Oct-23	14	Sos Sep 2022
Mixenden Road	Mixenden	THG	Oct-23	15	Sos Sep 2022
St Johns	Rishworth	THG	Oct-23	12	Sos Sep 2022
Heathmoor Park Road	Illingworth	THG	Unknown	44	
Ferney Lee Extra Care	Todmorden	TBC	Unknown	TBC	
New Hey Road off Delf Hill and Dewsbury Road	Rastrick	Yorkshire	c2025	191	Sos Oct 2020
			Total	800	

Tools we use...

- **Homes England** – Affordable Homes programme, Community Housing Fund, Move on Fund, Home Building Fund
- **WYCA** - Growth Fund, One Public Estate, Brownfield Housing Fund
- **Local Government Association** - Housing Advisors programme
- **Section 106 monies**

Need for Affordable Housing According to Housing Register Data

At the moment **7,996** people are on the waiting list

No. bedrooms required	%
1	36.2
2	32.6
3	19.9
4+	5.4
TOTAL	94.3

Allocations Scheme Banding

Banding	%
Bronze	51.1
Silver	48.2
Gold	0.5

How to apply for social housing in Calderdale is going to be changing in the next few months.

- The Keychoice brand will be removed
- The banding will change from the above to: Bands 1-5 (1 being the highest need and 5 being no housing need)

Affordable homes pipeline

Year	No. new homes
2020/21	76
2021/22	157
2022/23	219

together
housing

horton
housing

 CALDER VALLEY
COMMUNITY
LAND TRUST
Quality Homes Owned By Our Community

housing&care21



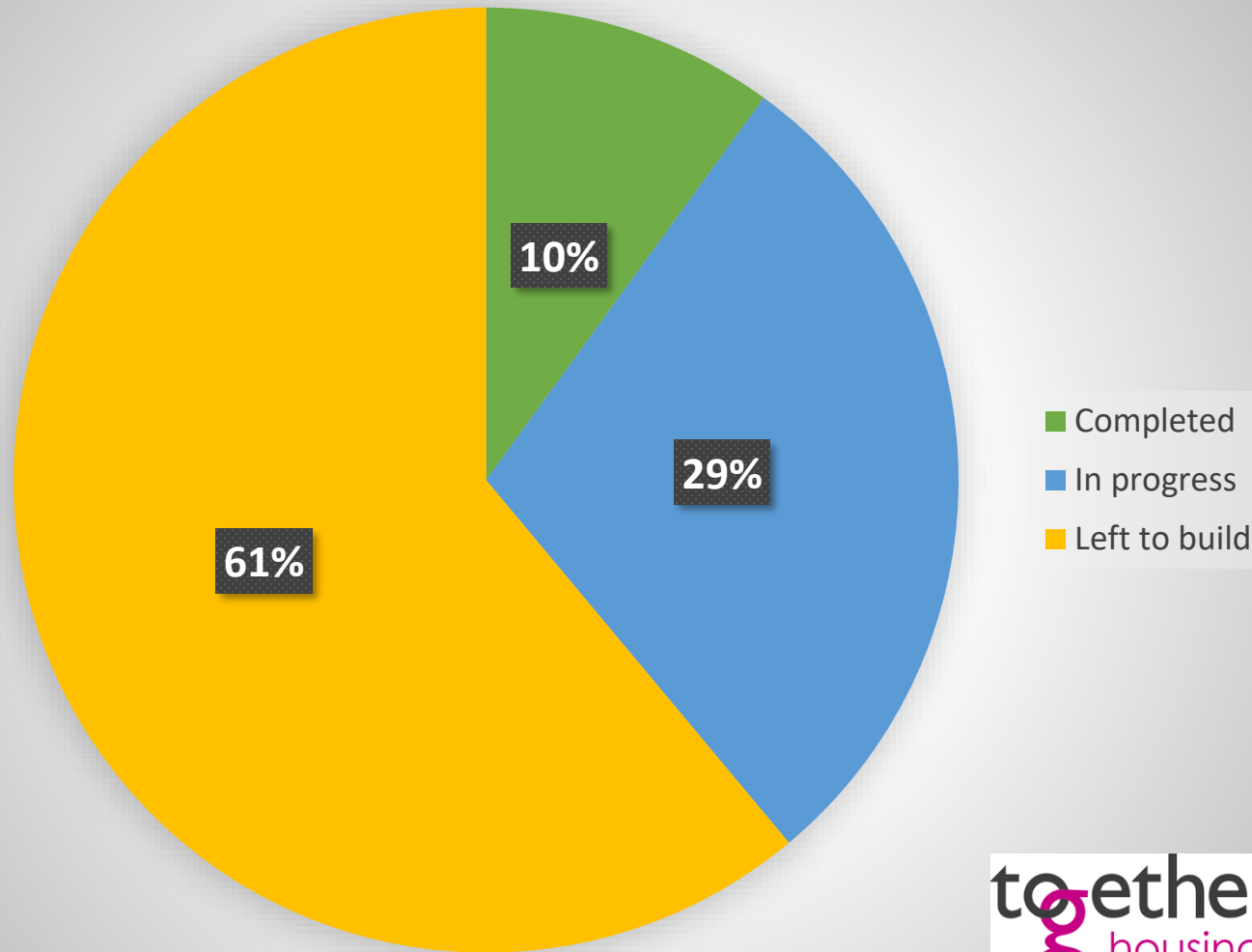
YORKSHIRE
HOUSING

home
group

connect
housing 
homes, communities, cultures

Calderdale
Council 

Calderdale & Together Housing Investment Partnership (CTHIP)



65 homes are complete

188 are onsite or received planning permission

397 homes identified but not progressed

Calderdale & Together Housing Investment Partnership (CTHIP)

Together Housing started on the Abbey Park site in July 2020, building 83 homes.





BEECH HILL REGENERATION

Development Framework



Key Milestones Beech Hill Regeneration: **Phase 1**

- Finalising the grant funding agreement
- Waiting to complete the land transfer of Stannary Depot
- Start on site Jan 2021.



Phase 2

- Successful in securing £1.2m from WYCA's Get Building Fund
- 3 consultants expressed an interest in the project via the Councils Consultant Directorate Framework

Railway Bridge View, Brighouse

This scheme is a Dementia Focused Extra Care scheme of 65 units by Home Group.

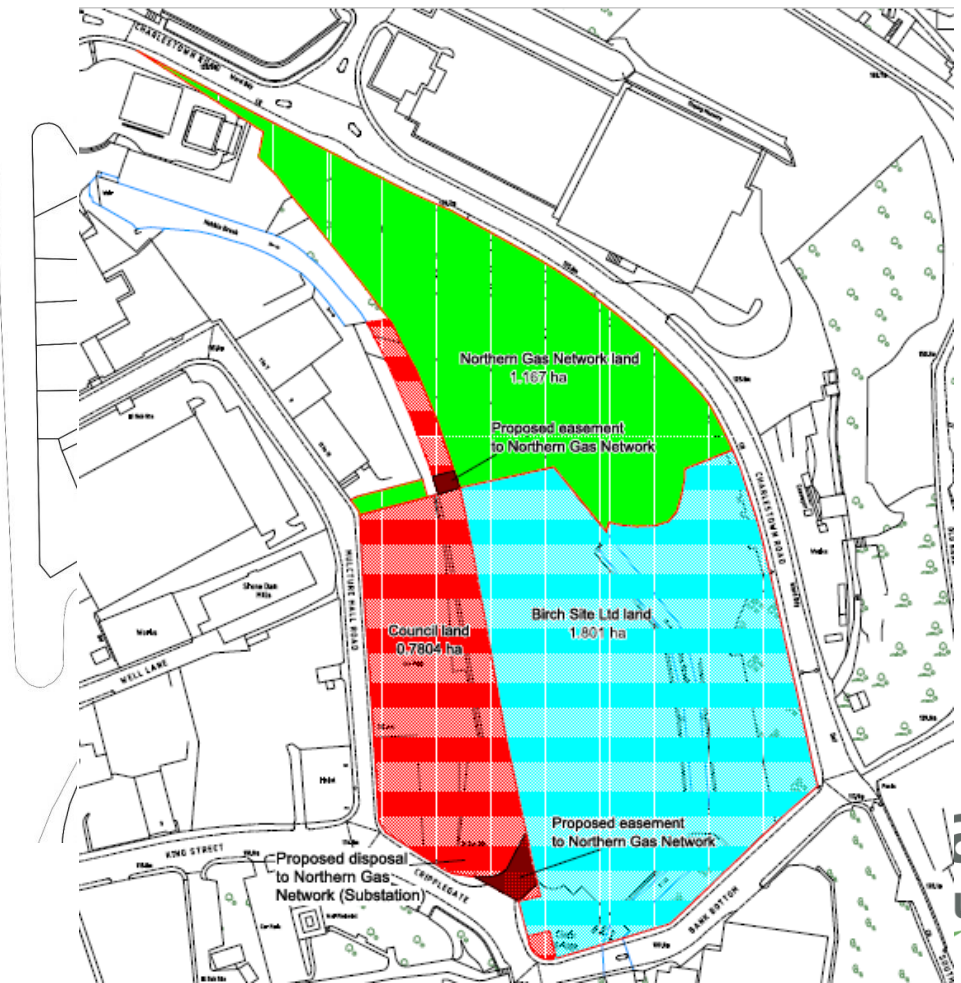
home
group



Halifax Living

Minster View

Cow Green



ale
uncil

Birks Lane, Walsden

Calder Valley Community Land Trust:

Built 6 bungalows with John Eastwood Homes, opening ceremony was in February 2020.

All bungalows are now tenanted.

4 are CVCLT owned and the remaining 2 are owned by John Eastwood Homes.



Ward Court, Rastrick

Housing and Care 21 built 5 bungalows within the footprint of their existing sheltered scheme using Modern Methods of Construction (MMC). The opening ceremony was in August 2019.



housing&care21



Calderdale
Council

Yorkshire Housing 2 schemes

Their first site is Titan Works in Boothtown, it is due to complete this year with handover scheduled in February. This scheme is for 46 homes includes Shared Ownership.

Their second site is on New Hey Road in Rastrick, started on site October 2020. This scheme is for 191 homes includes Shared Ownership and open market sale as well as affordable rent.



Questions?