

COUNCIL 28th September 2022

Cabinet 8th August 2022

32 MIXENDEN HUB DEVELOPMENT EXEMPT

Councillor Scullion, Deputy Leader and Cabinet Member with responsibility for Regeneration and Strategy presented a written report of the Director, Regeneration and Strategy. The report updated Members on the recent impacts of construction inflation on the cost to construct the Mixenden Hub Development, highlighted recent changes to the proposed lettings strategy on the project business case and proposed options for approval for the next stages of the Mixenden Hub project.

The report described the background to the development of the Mixenden Hub and outlined next steps, options, consultation, and financial, legal, environmental, health, economic, equality, and diversity implications.

Councillor Scullion described the history to the plans for Mixenden Hub and the risks and benefits of progressing with Option 1 – to proceed with construction of the Mixenden Hub development in line with the current cost plan estimates and the funding strategy presented in section 6 of the report. She advised that Officers' work had been fantastic in difficult circumstances, and the outcome would provide a very promising future for the people of Mixenden.

During discussions, Members thanked Councillor Scullion and Officers for the fantastic outcome and opportunities. Members commented that it was important to keep faith with the people of North Halifax and to serve the most disadvantaged communities.

***RESOLVED that it be recommended to Council that:**

- (a) the vision and development strategy for the Mixenden Hub project continue to be supported;
- (b) the progression of Option 1 be approved, noting the revised cost profile, lettings model and associated risks: Proceed with construction of the Mixenden Hub development in line with the current cost plan estimates and the funding strategy presented in section 6 of the Director, Regeneration and Strategy's written report;
- (c) **the amount identified at paragraph 3c of the report be added to the Council's Capital Programme to be funded by prudential borrowing;**
- (d) the change of client on the scheme from Caritas Group LTD to the North Halifax Primary Care Network (PCN) (*underwritten by the Calderdale Cares Partnership, part of the West Yorkshire Integrated Care Board*) be noted;
- (e) the addition of an annual revenue shortfall as described at paragraph 3e of the report on the scheme as a funding requirement of the 2023/24 budget setting process be approved; and

(f) the Director of Regeneration and Strategy, Head of Finance and Head of Legal and Democratic Services, in consultation with the Cabinet Member with responsibility for Regeneration and Strategy, be given delegated authority to oversee required legal, procurement and contractual obligations.

(Part 32 (c) only)