

## **COUNCIL 28<sup>th</sup> September 2022**

**Cabinet 26<sup>th</sup> September 2022**

### **40 NORTH HALIFAX TRANSFORMATION PROGRAMME - CONTRACT AWARD EXEMPT**

Councillor Patient, Cabinet Member with responsibility for Climate Change and Resilience, presented a written report of the Director, Regeneration and Strategy. The report advised on the outcome of the North Halifax Transformation Programme tender evaluation and made recommendations to Members with respect to the appointment of the Preferred Bidder and subsequent contract award to facilitate housing led regeneration in North Halifax.

The Programme sought to bring forward innovative and sustainable proposals for residential development on 3 sites in North Halifax to meet local need and demand, on land that was underutilised. The Programme would utilise private sector investment to result in much needed quality sustainable housing, an extra care facility and wider environmental improvements.

The Programme would directly support the Council's corporate priorities in contributing to strong and resilient places and reducing inequalities whilst the development of new homes on brownfield sites would positively contribute to having homes that were energy efficient.

The report outlined background information, options considered, consultation, and financial, legal, environmental, health, economic, equality, and diversity implications.

Councillor Scullion, Deputy Leader and Cabinet Member with responsibility for Regeneration and Strategy, commented that she was pleased to see these sites being brought into beneficial use.

Councillor Leigh MBE attended the meeting, addressed Cabinet and enquired around the tendering process.

**\*RESOLVED** that:

- (a) the appointment of Bidder A as Preferred Bidder for the developer partner of the North Halifax Transformation Programme be approved;
- (b) the Director of Regeneration and Strategy, in consultation with the Cabinet Member for Climate Change and Resilience and the Head of Legal and Democratic Services, be given delegated authority to finalise the legal documentation with the Preferred Bidder;
- (c) the disposal of the three surplus Council owned sites: Clough Lane, Mixenden; Furness Avenue, Ovenden; and Turner Avenue, South Ovenden to Bidder A, as outlined in the legal agreements, for the purposes of delivering investment in housing and environment in North Halifax be approved;

(d) the Director of Regeneration and Strategy, in consultation with the Cabinet Member for Climate Change and Resilience and the Head of Legal and Democratic Services, be given delegated authority to dispose of the three sites at a price to be determined by the Residual Land Valuation (best value);

(e) the use of capital funding retained in the Council's overall budget as described at paragraph 5.3 to contribute to the delivery of the extra care scheme in North Halifax be noted; and

**(f) it be recommended to Council that 50% of any capital receipt received from the three surplus sites be ringfenced towards delivering on the actions in the Council's Housing Delivery Test Action Plan.**

(Part 40 (f) only)