



# The Good, The Bad and the Future - Crib Lane

**George Paterson – Together Housing Group**

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**Darren Payne – Rhodar**

**Kevin Knott – Efficiency North**



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## Together Housing Group

- Formed in 2011 now has around **37,000 homes** mainly in Yorkshire and Lancashire (M62 corridor)
- **Was Five registered RSLs** (Chevin, Green Vale Homes, Housing Pendle, Pennine Housing 2000, and Twin Valley Homes) – four of which were LSVTs. Now all social housing in one RSL – Together.
- Chosen to deliver the **Salford PFI** scheme and “Pendleton Together” went live in September 2013
- Members of the Reallies Framework prior to the formation of Together Housing – heritage organisations.

## Challenges

- Biggest challenges for Together Housing ...and other RPs.
  - Quality of Existing Stock including High Rise
  - Fire Safety
  - Managing Costs and Maintaining Standards.
  - Delivery of New Affordable Homes.

# Cribb Lane – Case Study



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# Crib Lane – Case Study

- Asbestos Removal (biggest contract in UK social housing)
- Demolition Contract – 3 High Rise blocks, 1 large Depot, and shops. Cost in excess of £6 million – support from WYCA.
- Clear Land for New Build Development – tons of soil to be redistributed to help level the site!
- Frameworks used to procure:
  - Employer's Agent & PD – SDA
  - Asbestos Consultant – The Testing Lab
  - Asbestos Removal & Demolition – Rhodar
  - New Build – Esh Construction





# Crib Lane – Case Study

SDA – Employer's Agent call-off from the EN Framework and engaged to manage the Project.

This involved:

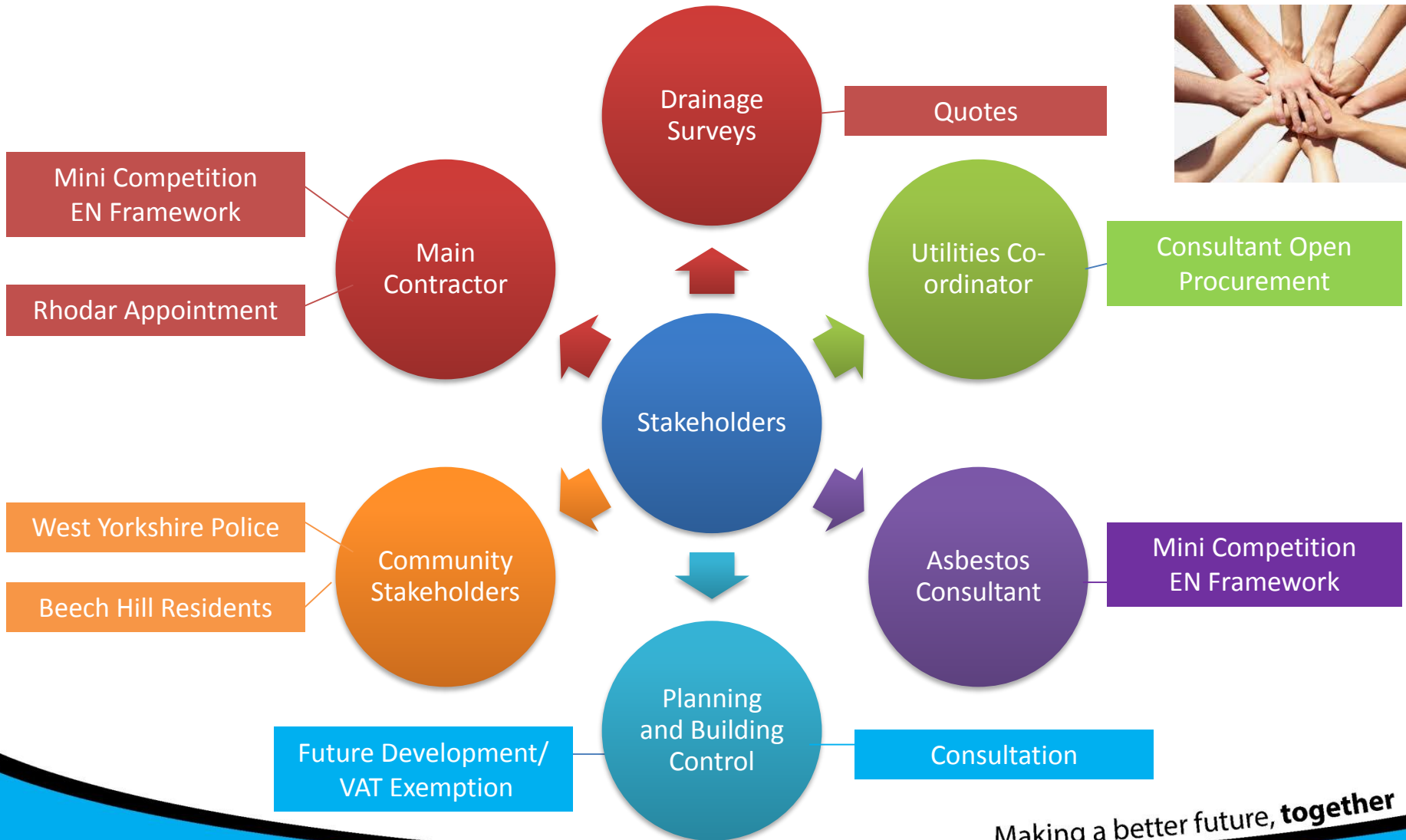
- Review of Project Information
- Establishing the specific site constraints and risks
- Ascertaining the procurement routes and contractual arrangements
- Communication Strategy & Project Co-Ordination



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# Crib Lane – Stakeholders & Co-ordination

Identifying Key Stakeholders to successfully inform, monitor and deliver the scheme:



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# Halifax Towers Project: Crib Lane Flats and Stannary Depot





# Halifax Towers Project: Crib Lane Flats and Stannary Depot



# Halifax Towers Project: Internal Strip-Out Phase





# Halifax Towers Project: Demolition Phase





# Halifax Towers Project: Demolition Phase



# Halifax Towers Project: Demolition Phase





# Halifax Towers Project: Demolition Phase





# Halifax Towers Project: Demolition Phase



# Halifax Towers Project: Demolition Phase



## Project Statistics

### Waste Material:

780 tonnes of asbestos waste

Over 100 staff worked of the site during the peak period

### Recycled Material:

700 tonnes of metal waste  
150,000 tonnes of brick rubble  
210 tonnes of general waste  
140 tonnes of hard core





# CRIB LANE – THE FUTURE





# CRIB LANE – THE FUTURE ?



- Calderdale Investment Partnership - Aims to deliver 650 affordable homes for rent and ownership over the next five years
- Challenging Site
  - Direct Selection
  - Early Contractor Involvement
  - PCSA



# CRIB LANE – THE FUTURE ?



“It’s good to see work progressing to redevelop Beech Hill, as part of Calderdale Together Housing Investment Partnership’s aim to deliver up to 650 quality affordable homes across the borough over the next five years. The project supports the wider transformation of Calderdale and investment in transport, public spaces and businesses. It also supports the Vision2024 to be a thriving place where people want to live, work, visit and invest,”

**Mark Thompson, Director of Regeneration and Strategy at  
Calderdale Council**

