

Project Overview

Project Title	BHF Bradford Road Idle
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£10,783,362
Funding Applied for from the Combined Authority	£341,500
Other public sector funding amounts and sources	£371,000 – Homes England
Private sector funding amounts	£10,070,862

Scheme Description

The Bradford Road Idle scheme will remediate 0.4 hectares of brownfield land and develop 51 specialist senior living apartments on the former Blakehill Works in Idle, Bradford. The scheme will include 36 one-bedroom apartments, 15 two-bedroom apartments and 20 car parking spaces, including two disabled spaces.

Communal gardens, a resident's lounge and a patio terrace will be included. Individual apartments will have either a private patio or a Juliette balcony.

Business Case Summary

Strategic Case

There has been a 28% increase of people in the 65+ age group in Bradford between 2001 and 2019. This has resulted in a local need for 6,100 additional specialist homes including both C2 (residential institutions) and C3 (dwelling houses) use classes. 3,900 additional dwellings are needed specifically within the C3 use class to which this application applies. This equates to an identified need of 217 specialist C3 properties per year.

The development of this specialist accommodation will increase living standards by creating new housing for older people. The apartments will be priced to meet the needs of local people. Section 62 of the National Planning Policy Framework details the importance of expanding the supply of specialist housing, including older persons accommodation. This will help to increase living standards for those who choose to move, whilst also releasing much needed larger family homes within the housing system.

Economic Case

Options have been assessed for the development of the scheme resulting in the selection of the preferred option. The benefit cost ratio for the scheme is 1.3:1 representing acceptable value for money.

Commercial Case

Procurement will be undertaken for individual work packages. A third party has been appointed to undertake a management role in the procurement and management of contractors.

Financial Case

The total scheme costs are £10,783,362. The Combined Authority's contribution is £341,500 from the Brownfield Housing Fund.

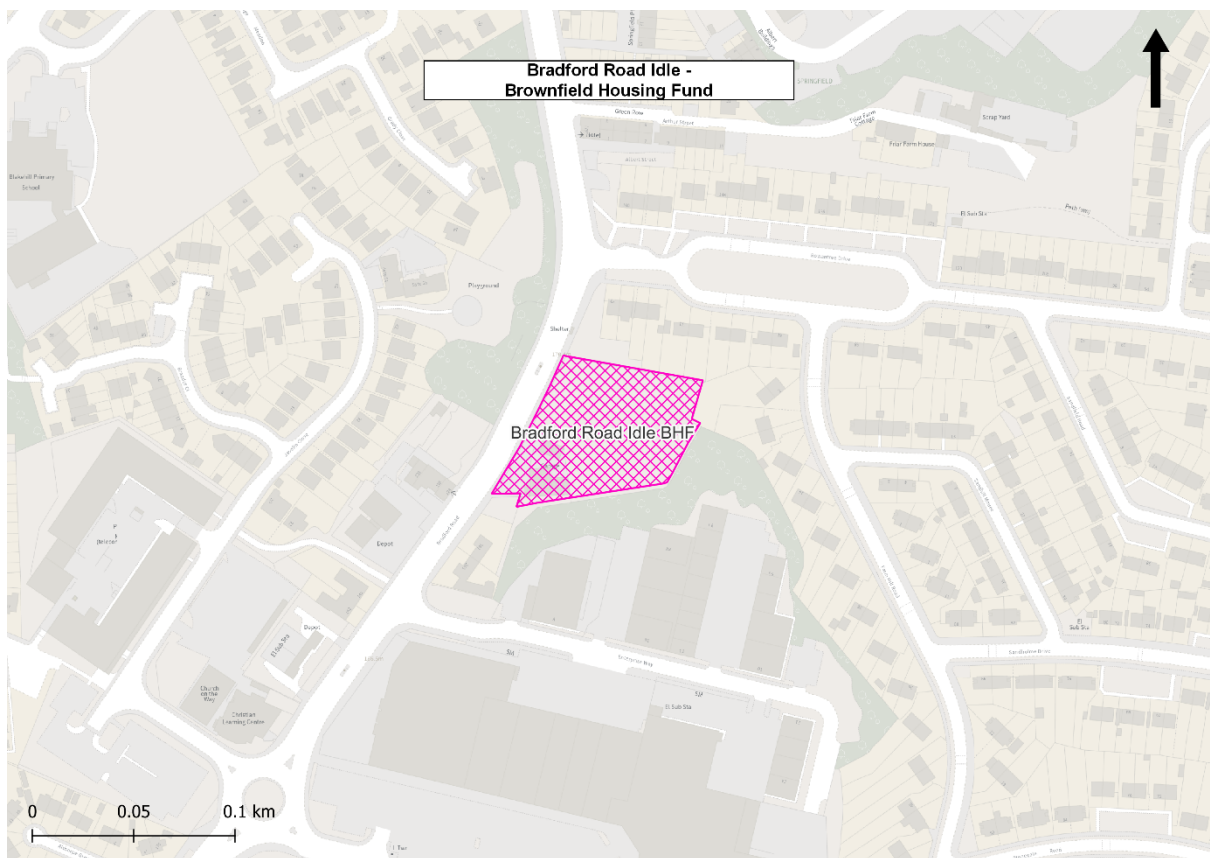
The remaining funding is £371,000 from Homes England and £10,070,862 from private sector contributions.

Management Case

The scheme will start on site in January 2024 and construction will be complete by March 2025.

Location Map

The following map shows the location of the BHF Bradford Road Idle scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.