

Project Overview

Project Title	BHF Hough Top Court
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£22,404,738
Funding Applied for from the Combined Authority	£1,640,000
Other funding sources	£20,764,738 - Leeds City Council
Scheme Description	
<p>The Hough Top Court scheme will develop 82 affordable, new build council homes. The site for development is the former Hough Side High School. The school building was demolished in 2021/22.</p> <p>The homes will be comprised of 28 two-bedroom houses, 23 three-bedroom houses, four four-bedroom houses, 17 one-bedroom apartments and 10 two-bedroom apartments.</p>	
Business Case Summary	
Strategic Case	
<p>The project consists of one brownfield site in the Pudsey and Swinnow area of Leeds. The site is approximately 2.5 hectares and has remained unoccupied for a number of years. In September 2022, Leeds City Council's Executive Board approved the inclusion of the Hough Top Court site into the Council Housing Growth Programme.</p> <p>Hough Top Court will deliver 82 new build council homes. The proposed property mix consists of 55 houses and 27 apartments. 100% of the homes will be affordable housing which will help to tackle the shortage of affordable housing in the Pudsey Ward.</p> <p>There are significant site constraints, meaning the site has not been considered as a financially viable proposition by the Council's partners. Developing the site for council housing has been deemed the most appropriate way to bring the site forward, particularly given current market and economic conditions. Developing the site under the Council Housing Growth Programme for new affordable housing would also contribute towards the wider regeneration of the Pudsey ward.</p>	
Economic Case	
<p>Options have been assessed as part of the business case development process. The benefit cost ratio for this scheme has been calculated as 3:1 representing high value for money.</p>	
Commercial Case	
<p>Procurement of a contractor for the construction contract is currently being confirmed with anticipated start of delivery in July 2024.</p>	
Financial Case	
<p>The total scheme cost is £22,404,738. The Combined Authority's contribution is £1,640,000 from the Brownfield Housing Fund.</p> <p>The remaining funds will be provided by Leeds City Council.</p>	

Management Case

The scheme will be managed by Leeds City Council and is being delivered through the Council's Housing Growth Programme. The scheme is aiming to commence on site in July 2024 and be completed by the end of March 2026.

Location Map

The following map shows the location of the BHF Hough Top Court scheme:



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