

Project Overview

Project Title	Kirkby Road (Oaklands)
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£39,271,576
Funding Applied for from the Combined Authority	£1,257,484
Private sector funding amounts	£38,014,092

Scheme Description

The Kirkby Road (Oaklands) scheme will deliver a total of 128 homes in Hemsworth, Pontefract, consisting of 16 two-bedroom houses, 68 three-bedroom houses, 37 four-bedroom houses and seven two-bedroom bungalows.

Business Case Summary

Strategic Case

The scheme aligns with the National Policy Planning Framework, Leeds City Region's Housing Vision (2019) and the Wakefield Housing Plan (2023-2026). The site for development is in Hemsworth which has been recognised as an area with demand for new housing. The provision of affordable homes is not a requirement of the BHF programme and is not a viable option for this scheme.

The scheme will retain existing woodland and create green space. At least 10% of houses across the development will be fitted with integrated bird brick to the rear, against adjacent vegetation to create new opportunities for nest birds. Lighting will be provided on dwellings close to the retained woodland to increase safety and bat bricks will be provided in at least 10% of houses within the development.

The scheme has a number of low carbon and sustainable measures, including the use of air source heat pumps where possible and insulation, to reduce emissions and contribute towards the net zero economy.

Economic Case

The value for money assessment reflects a benefit cost ratio (BCR) of 2.5:1. This is categorised as high value for money.

Commercial Case

Wakefield City Council's (draft) local plan identifies the Hemsworth area for housing growth. The developer has experience developing and selling homes with similar sites and have a number of full-time staff who build the homes and therefore procurement is only required where specialist advice is required.

Full planning permission has been obtained and no other statutory consents are required.

Financial Case

The total scheme costs are £39,271,576.

The Combined Authority's contribution is £1,257,484 from the Brownfield Housing Fund. The remaining funding consists of £38,014,092 from the developer.

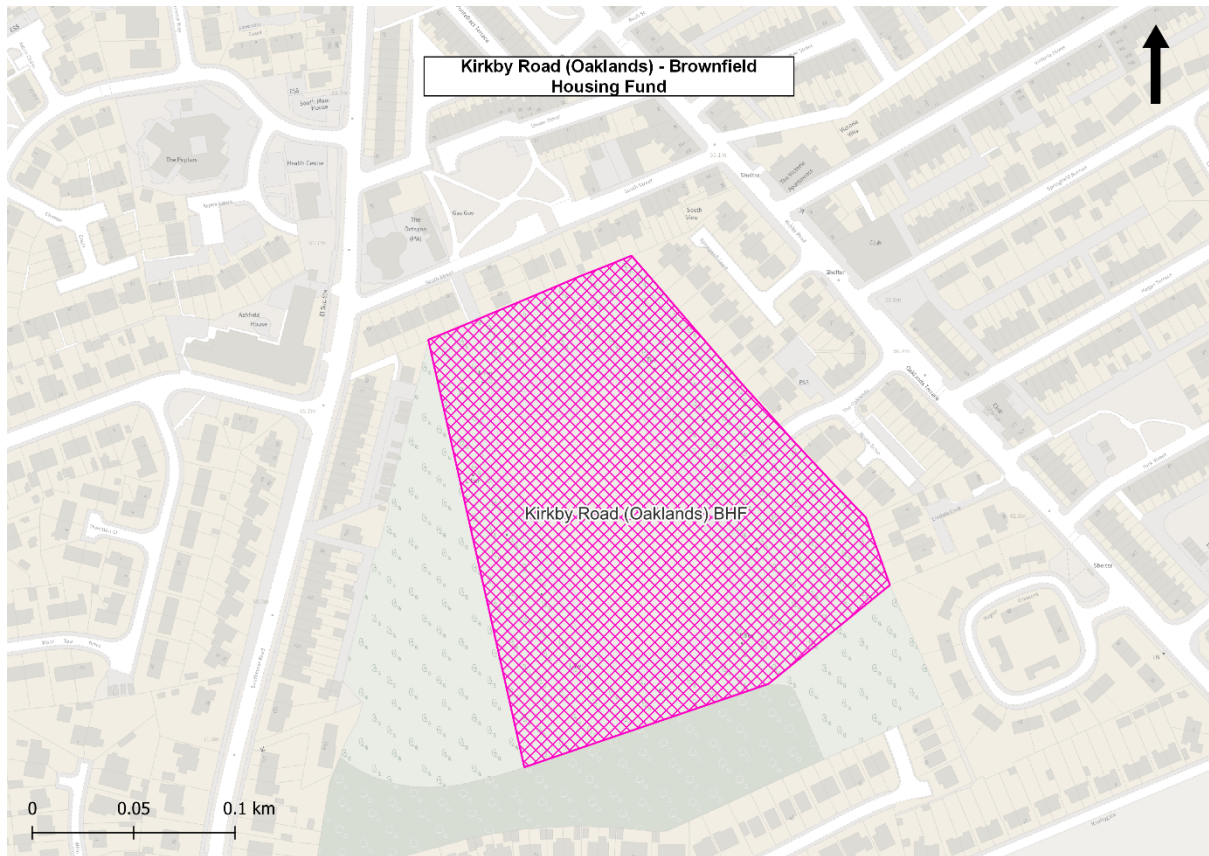
Management Case

The scheme will be managed and delivered by the developer. The developer has a long-standing track record of delivering housing within South and West Yorkshire.

Security agreements are currently being finalised. A risk register has been submitted and the key risks have been outlined. The main risks relate to a lack of sales reservations which means the money from completions cannot be used to finance the next stage of housing delivery and that inflation could cause the costs to increase.

Location Map

The following map shows the location of the Kirkby Road (Oaklands) scheme:



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