

## Project Overview

Project Title	BHF Leeds City Village Phase 1
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£200,330,000
Funding Applied for from the Combined Authority	£7,667,000
Private sector funding amounts	£192,663,000

### Scheme Description

The Leeds City Village Phase 1 scheme will deliver 591 new homes which will be developed in three blocks including 102 affordable homes.

The scheme will develop a mix of apartments comprising 288 one-bedroom, 266 two-bedroom and 37 three-bedroom apartments.

The scheme will also deliver 8,385 square feet of commercial space for office use and community amenities including retail and leisure.

### Business Case Summary

#### Strategic Case

The scheme will regenerate an accessible brownfield site close to the city centre and deliver 591 new homes in a main growth location for the city. This supports the Mayor's pledge of building 5,000 sustainable homes and supports the Leeds Core Strategy which set a target of building at least 3,000 homes in the city between 2017 and 2033 to address housing need.

The site has been disused for a few years. This scheme with its communal space and native trees will improve the feel of the area both for the new residents and the existing community, making it feel safer and more attractive. The scheme will be delivered in blocks, two of which will be built to rent and one of which will include homes offered for private sale. There will be a mix of one, two and three bedroomed homes and 102 of the housing offered overall will be affordable, offered at 20% below market rental or market house purchase price.

#### Economic Case

Several options have been assessed as part of the business case process resulting in the selection of the preferred option which delivers a high number of accessible homes of varying size in a community that will have a mix of homeowners, renters and those who have been supported with an affordable rent or purchase price. The scheme will support the creation of jobs in the commercial and communal space at ground floor level.

The value for money assessment reflects a benefit cost ratio (BCR) of 2.1:1 representing high value for money.

#### Commercial Case

The chosen procurement route is a two-tier design and build method of development and the selection of the main contractor is now proceeding from a list of five in accordance with this route. The benefit of this route is that the main contractor can appoint specialist contractors and they can

all be involved in the finer points of the design to enhance deliverability and contribute to innovative value engineering to help manage costs and where possible reduce them.

### Financial Case

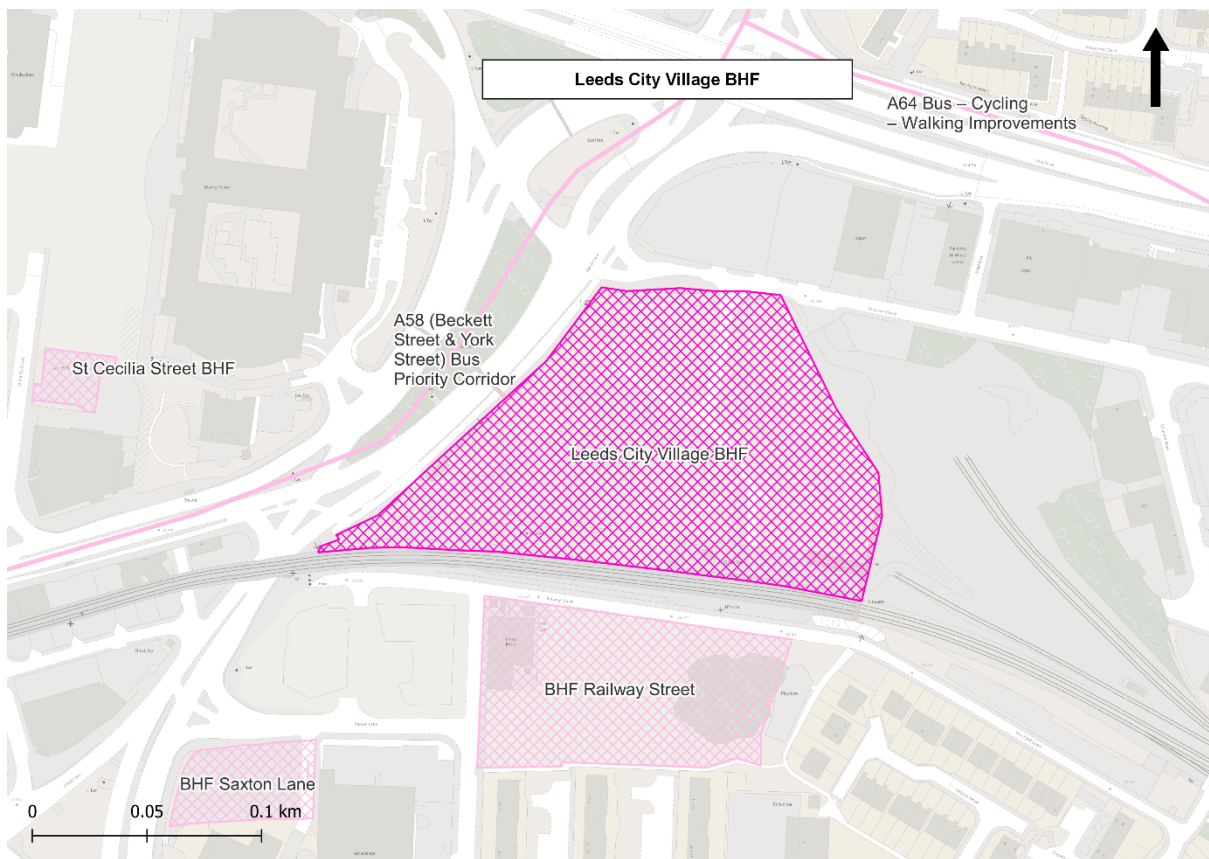
The total scheme cost is £200,330,000 of which £7,667,000 will be funded from the Brownfield Housing Fund Programme. The remaining funding is comprised of private sector match.

### Management Case

The scheme will start on site in April 2024 and be completed by May 2026.

## Location Map

The following map shows the location of the Leeds City Village Phase 1 scheme:



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