

Project Overview

Project Title	BHF Middlecross Extra Care
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£19,472,238
Funding Applied for from the Combined Authority	£1,300,000
Other Public Sector Funding	£18,172,238 - Leeds City Council

Scheme Description

The Middlecross Extra Care scheme will develop 65 specialist affordable rented apartments for those aged 55 or older, or for people with an identified care need, to provide independent living. 52 of the apartments will be one-bedroom and 13 of the apartments will be two-bedroom.

The scheme will include communal catering facilities, a dining area, a communal lounge, activity rooms, hair dressing salon, scooter storage and cycle storage. The scheme will include drop off ambulance bays and care provisions will be provided on site, as required for each resident.

Business Case Summary

Strategic Case

The scheme will regenerate a brownfield site in Armley and deliver 65 new homes, which supports the Mayor's pledge of building 5,000 sustainable homes. The scheme forms part of Leeds City Council's Housing Growth Programme and supports priorities to provide accommodation to meet the needs for a number of groups with protected characteristics including older people.

The project directly supports all three of Leeds City Council's pillars in the Council's Best City Ambition which includes Health and Wellbeing, Inclusive Growth and Zero Carbon.

There is a need for affordable homes in Leeds, with over 26,000 applicants currently on the housing register and more than 12,000 of those actively seeking more suitable accommodation.

Economic Case

Options have been assessed as part of the business case development process. The value for money assessment reflects a benefit cost ratio (BCR) for this scheme of 2.3:1. This is categorised as high value for money.

Commercial Case

Procurement of a contractor is currently being confirmed with an aim to start on site in Autumn 2024.

Financial Case

This scheme has a total cost of £19,472,238.

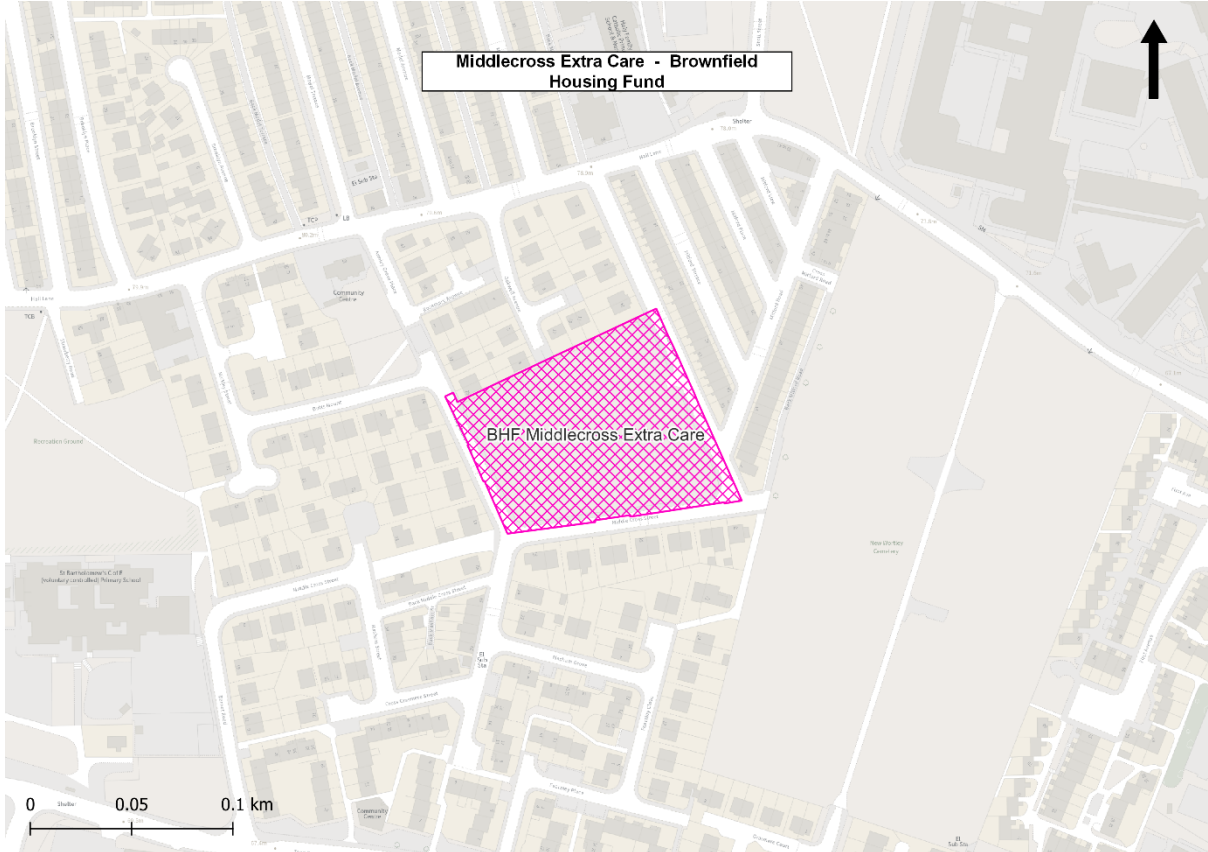
The Combined Authority's contribution is £1,300,000 from the Brownfield Housing fund. The remainder of the funding will be provided by Leeds City Council.

Management Case

This scheme will be managed by Leeds City Council. The scheme will start on site in Autumn 2024, and it is estimated that construction will be complete in Autumn 2026.

Location Map

The following map shows the location of the BHF Middlecross Extra Care scheme:



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