

Project Overview

Project Title	BHF Plane Street
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£8,917,379
Funding Applied for from the Combined Authority	£450,000
Other public sector funding	£60,000 – Kirklees Biodiversity Grant £1,740,000 – Homes England £390,000 – Additional Homes England £175,000 – Recycled Capital Grant Fund
Private sector funding	£6,102,379

Scheme Description

The Plane Street scheme will develop 30 affordable rented homes within the Kirklees area.

Business Case Summary

Strategic Case

The BHF Plane Street scheme presents the opportunity to remediate a brownfield site to produce 30 affordable homes for rent. The site is included in the Kirklees Local Plan for housing and plays an important part in meeting the districts affordable housing need, as set out in their Local Plan and Strategic Housing Market Assessment.

Kirklees Councils investment plans have a focus on inclusivity and productivity. This scheme is a significant investment in 30 new affordable houses, which will be delivered by a local contractor, using local labour and suppliers which will allow the contractor to continue to grow their business and allow their supply chain to follow suit.

Kirklees Councils partnership with the Housing Association will contribute to the Councils aim of every person realising their potential, through good jobs, and higher levels of skills, income and wellbeing.

Economic Case

Options have been assessed as part of the business case development resulting in the preferred option to deliver 30 homes.

The value for money assessment reflects a benefit cost ratio (BCR) of 1.1:1. This is categorised as acceptable value for money.

Commercial Case

A contractor has been selected and appointed to commence works in February 2024 for remediation of the site with construction of homes to commence in April 2024. The homes will be completed by the end of August 2025.

Financial Case

The total scheme costs are £8,917,379.

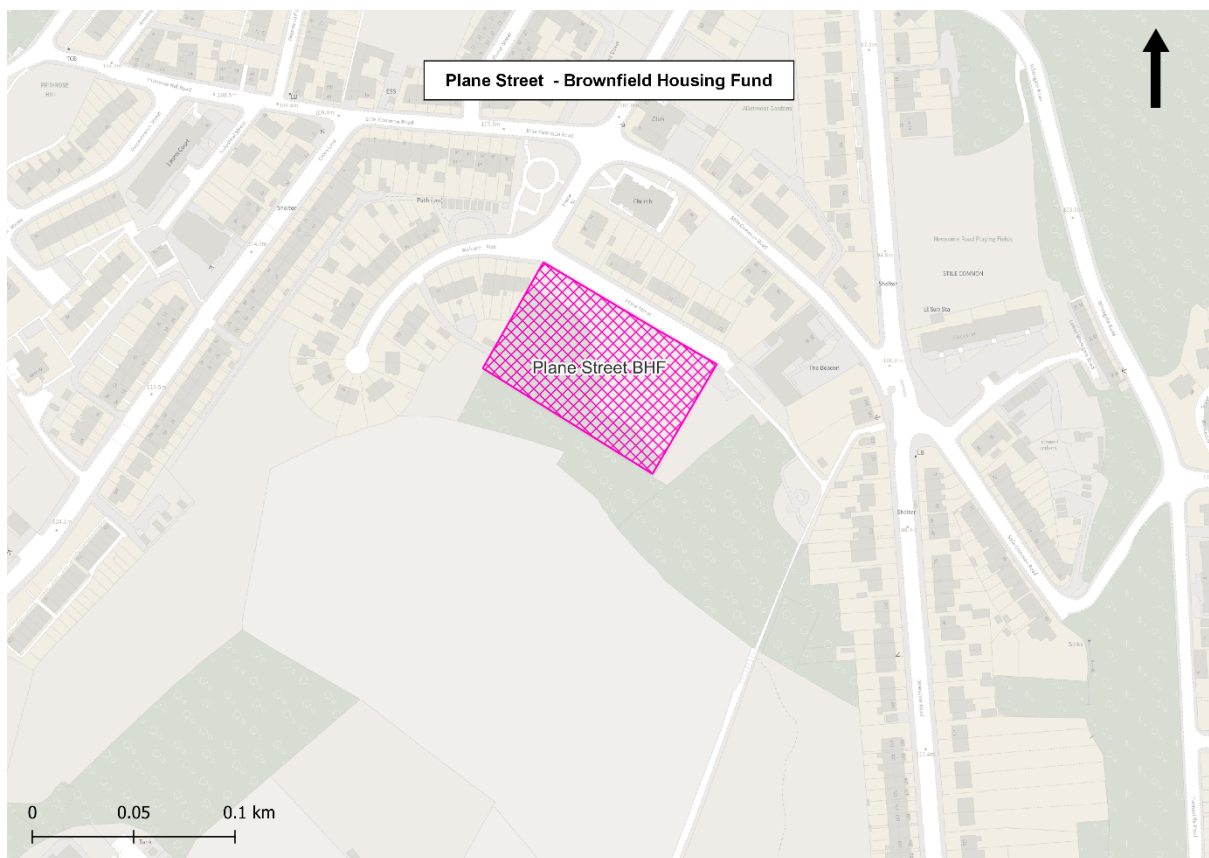
The Combined Authority's contribution is £450,000 from the Brownfield Housing Fund. The remainder of the funding is from a combination of public and private sector sources.

Management Case

The scheme is being managed by a Registered Housing Association. Key roles and responsibilities for management of the scheme have been identified and a risk register has been provided.

Location Map

The following map shows the location of the Brownfield Housing Fund Plane Street scheme:



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