

Project Overview

Project Title	BHF St Cecilia Street
Main Funding Programme	Brownfield Housing Fund (BHF)
Current Forecast Project cost	£17,889,004
Funding Applied for from the Combined Authority	£1,250,000
Other public sector funding amounts and sources	£1,440,833 - Leeds City Council £9,373,572 - Homes England
Private sector funding amounts	£5,824,599

Scheme Description

The St Cecilia Street scheme will develop 78 social rented apartments in Leeds, comprising of 46 one-bedroom apartments, 28 two-bedroom apartments and four three-bedroom apartments. 38 cycle storage spaces will be provided.

Business Case Summary

Strategic Case

The scheme aims to create a sustainable, low energy development that is inclusive and accessible to all and to provide high quality, truly affordable homes in a city centre location.

The Strategic Economic Framework outlines how improved connectivity between population centres and economic opportunities can reduce inequalities within the region. Additional affordable homes in the area will increase the ability for lower income households to live in the city centre location, close to employment opportunities, main transport hubs and entertainment.

The scheme has an important role to play in providing much needed affordable housing in Leeds.

The scheme will adopt a fabric first approach with good insulation and low air permeability. Wall panels will arrive pre-fitted with energy efficient windows and substantial depths of insulation. The building will use low energy lighting and low water consumption equipment. Mechanical ventilation with heat recovery will ensure that the energy consumption is minimised. The scheme will connect to the Leeds Energy from Waste District Heating Scheme (Leeds Pipes) as this offers a very low carbon way for energy to be delivered. These measures will ensure the housing is sustainable with low levels of carbon emissions.

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) of 1:1. This is categorised as acceptable value for money.

Commercial Case

The Leeds Strategic Housing Market Assessment (2017) identifies an annual need for 1,230 affordable housing dwellings across Leeds. Demand is caused by issues with the existing supply including overcrowding, cost, tenancies ending, households sharing facilities or due to people having additional needs. Although housing need is evidenced across the city, housing need issues

are most prevalent in the city centre, in the private rented sector, and amongst single-parent, large family households and student households.

A contractor is currently being procured for delivery of the scheme.

Financial Case

The total scheme costs are £17,889,004.

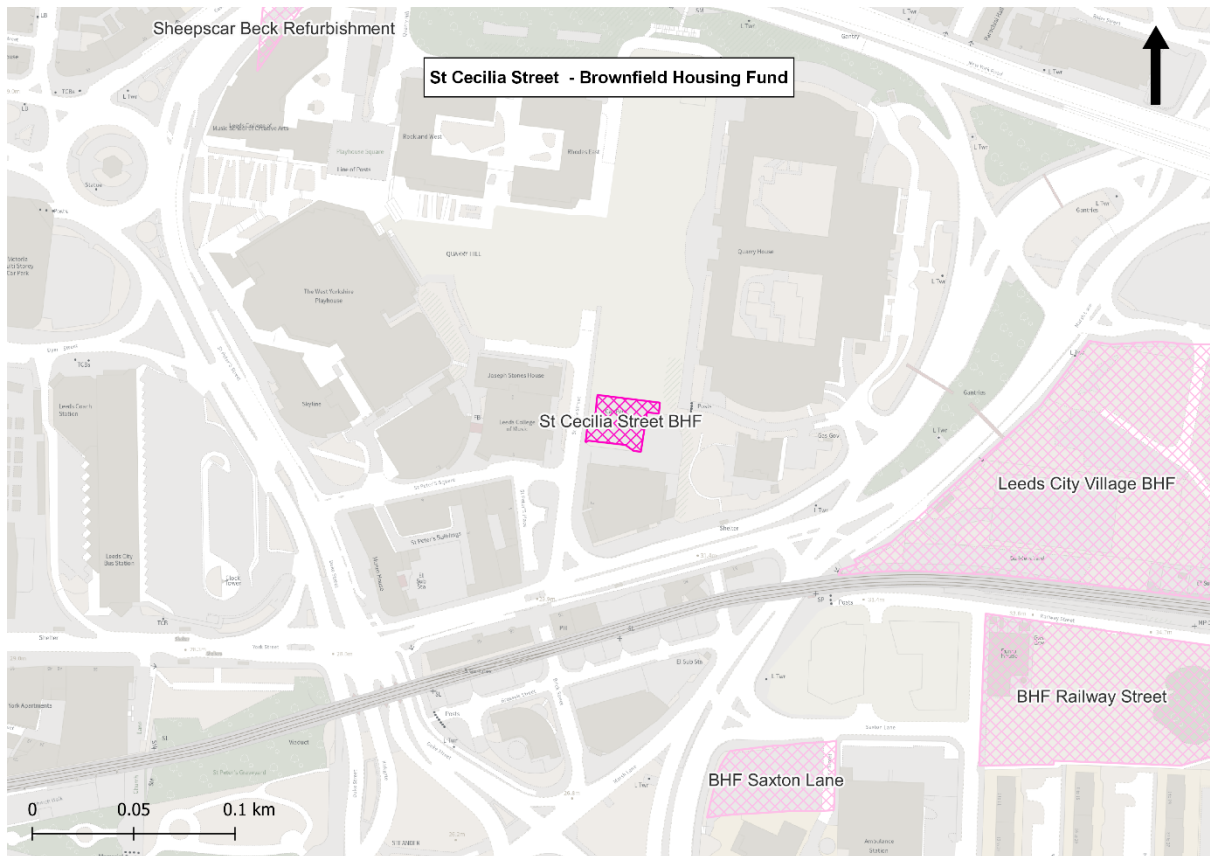
The Combined Authority's contribution is £1,250,000 from the Brownfield Housing Fund. The remaining funding is a combination of public and private sector funding.

Management Case

The scheme will be managed by a Registered Housing Provider, who have managed and delivered several similar schemes. The scheme will commence on site in August 2024 and be completed by March 2026.

Location Map

The following map shows the location of the BHF St Cecilia Street scheme:



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