

## Section A: Scheme Summary

<b>Name of scheme:</b>	Holbeck, Leeds Phase 2 Victorian Terrace Retrofit
<b>PMO scheme code:</b>	GBF-WYCA-007
<b>Lead organisation:</b>	Leeds Council
<b>Senior responsible officer:</b>	Mark Ireland, Leeds Council
<b>Lead promoter contact:</b>	George Munson, Leeds Council
<b>Case officer:</b>	Neil Johnson, Combined Authority

<b>Applicable funding stream(s) – Grant or Loan:</b>	Getting Building Fund
<b>Growth Fund Priority Area (if applicable):</b>	<ul style="list-style-type: none"> <li>• Priority Area 2 – Skilled People, Better Jobs</li> <li>• Priority Area 3 – Clean Energy &amp; Environmental Resilience</li> </ul>

<b>Approvals to date:</b>	GBF Programme decision point 2 (strategic outline case), approved by Combined Authority September 2020
<b>Forecasted full approval date (decision point 5):</b>	10/12/2020
<b>Forecasted completion date (decision point 6):</b>	30/06/2022

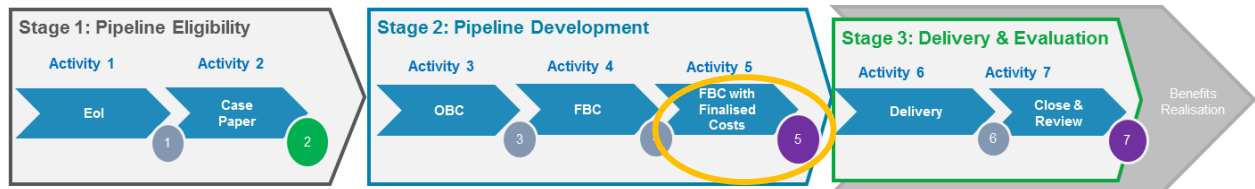
<b>Total scheme cost (£):</b>	£3.281 million
<b>Combined Authority funding (£):</b>	£2.604 million Getting Building Fund
<b>Total other public sector investment (£):</b>	£0.208 million Housing Revenue Account £0.169 million The Government's energy efficiency scheme - Energy Company Obligation (ECO) scheme
<b>Total other private sector investment (£):</b>	£0.300 million – subject to the number, ownership and type of properties in the scheme

<b>Is this a standalone project?</b>	No
<b>Is this a programme?</b>	Yes

**Is this project part of an agreed programme?**

Yes – Better Homes Yorkshire / Holbeck Regeneration / Getting Building Fund.

**Current Assurance Process Activity:**



**Scheme Description:**

Holbeck Phase 2 will deliver energy efficiency improvements to 100 privately-owned mainly street-lined Victorian back-to-back homes. The capital investment will address fuel poverty, contribute to better health outcomes and improve the housing stock.

The project builds on a number of similar successful schemes in Leeds, including the Holbeck Phase 1 project, which was previously funded by the Local Growth Fund.

The project will deliver a package of measures to improve the local area, correct property defects and transform the energy efficiency of the home. Property improvements include a new insulated roof, repair or removal of chimneys and soffits etc, external wall insulation and new windows and doors. Where required, additional heating measures will also be offered to those qualifying households.

Local area improvements will include the renovation of 19 bin yards, with the aim of increasing recycling rates, reducing contamination of recycling bins and dumping. Where required, private yards and boundary walls will also be cleaned and repaired.

To ensure the benefits to the area are maximised, Leeds City Council will also seek to deliver the same package of property improvements to around 30 council homes in the area. The council will also fully fund these works - these costs do not form part of the GBF budget.

**Business Case Summary:**

**Strategic Case**

Holbeck is defined as a priority neighbourhood for the Council, as part of the Locality Agenda, which aims to create a fairer city for all and ensure everyone benefits from economic prosperity.

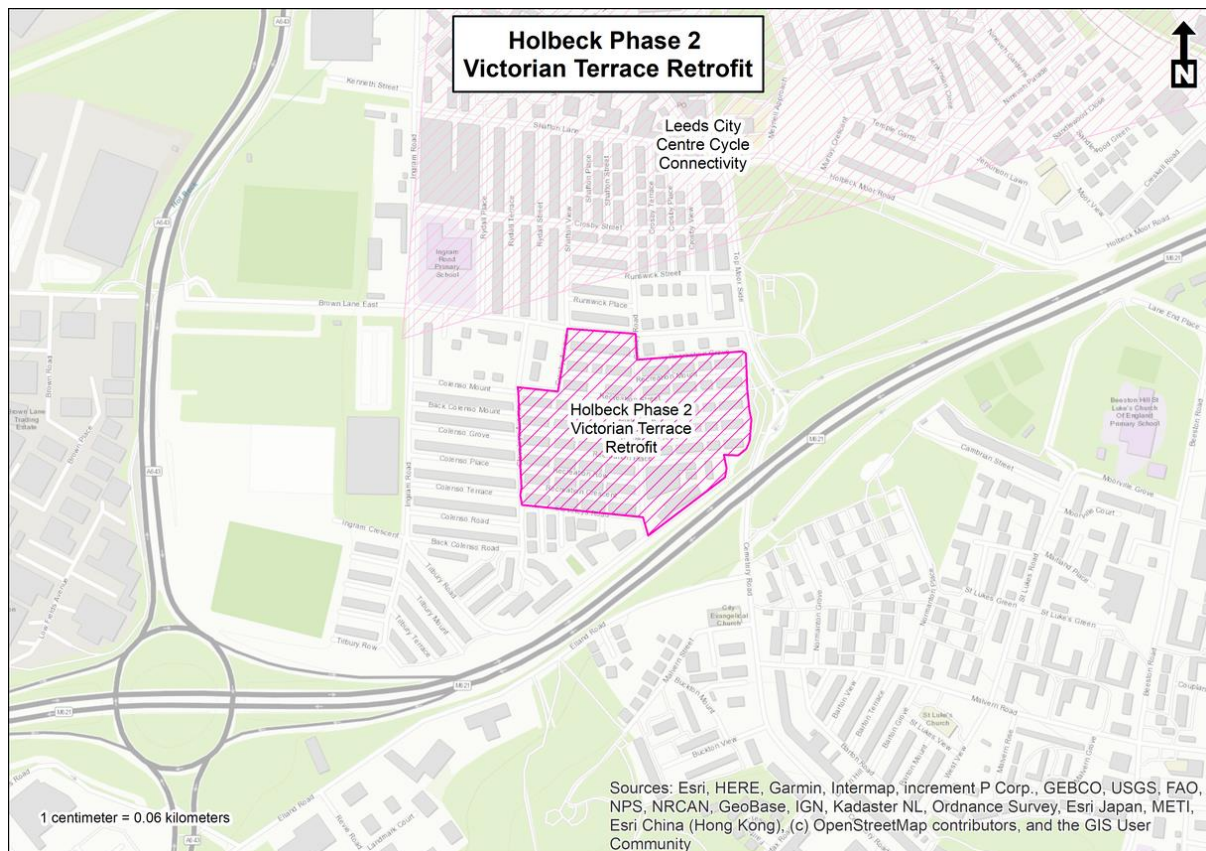
Fuel poor households, which make up the majority of Holbeck Phase 2 homes, have higher bills and lower incomes than the rest of Leeds' population.

The GBF is key to bringing the customer contribution to an affordable level to remove the barrier of upfront cost. It is also critical to maintaining a level of investment in energy efficiency in the city region, to retain jobs and skills in the low carbon sector.

<b>Commercial Case</b>	Holbeck Phase 1 acted as a pathfinder and provides a strong evidence base that there is sufficient demand in the community to achieve a take up of 100 homes by the end of March 2022. Since Phase 1 closed, the Council has received interest and request for support from local owners and landlords.
<b>Economic Case</b>	The direct scheme benefits of £1.7 million relate to the number of fuel poor households with improved energy efficiency, the financial savings which arise from reduced fuel costs, the reduction in carbon emissions and the financial value attributed to these savings. In addition, the project will create or safeguard 30 jobs in the construction sector and 3 apprenticeships.
<b>Financial Case</b>	The total project outturn capital cost is £3.281 million.
<b>Management Case</b>	<p>Leeds Council Housing Management will manage and deliver the scheme. The service has considerable experience of delivering such schemes, including the successful LEP funded Holbeck Phase 1.</p> <p>Engie Regeneration, the Better Homes contractor, will supervise works and have overall responsibility for delivery of measures. Their track record, competence and regulatory compliance has been thoroughly tested through an extensive competitive dialogue procurement process.</p>

## Location Map

The following map shows the location of the Holbeck Phase 2 Victorian Terrace Refit scheme:



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

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-regioninfrastructure-map/>