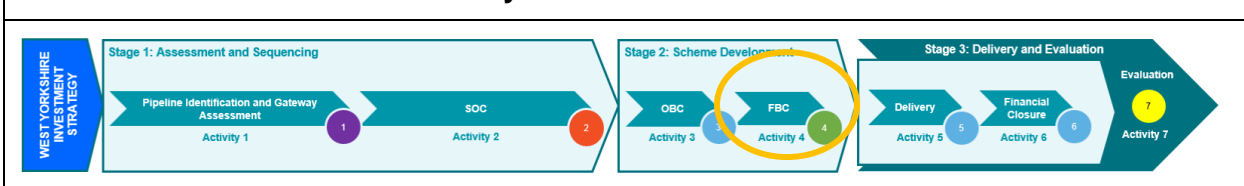


Section A: Scheme Summary

Name of scheme:	Brownfield Housing Fund Leeds South 1B
Applicable funding stream(s) – Grant or Loan:	Brownfield Housing Fund - Grant
Approvals to date:	Brownfield Housing Fund Programme Strategic Outline Case (decision point 2) approved by Combined Authority on 4 September 2020.
Forecasted full approval date (decision point 4):	25 November 2021
Forecasted completion date (decision point 5):	February 2024
Total scheme cost (£):	Commercially sensitive
Combined Authority funding (£):	Commercially sensitive
Total other public sector investment (£):	Commercially sensitive
Total other private sector investment (£):	Commercially sensitive
Is this a standalone project?	Yes
Is this a programme?	No
Is this project part of an agreed programme?	Yes - Brownfield Housing Programme

Current Assurance Process Activity:



Scheme Description:

This scheme is a 3.08 acre brownfield site on the fringe of the city centre next to the River Aire and sits within an area of planned regeneration.

The project aims to create a sustainable urban housing development not currently provided in Leeds. The project will develop 142 Family homes and flats. This is a mix of four bed houses, one and two bed flats.

These homes will require little heating and will be low carbon by using the passive house approach (a highly insulated, timber frame construction). The development will use energy monitoring and a MUSCo (Multi Utility Service Company) will provide long term, low carbon energy. The MUSCo will be owned by the community/residents with smart metering, owning all the utilities' infrastructure (solar panels, pipes, wires, meters and fibre for data) and enable the bulk buying of renewable energy.

The scheme's location will encourage cycling and walking, reducing reliance on cars and connecting to existing cycling and walking infrastructure in Leeds.

Business Case Summary:

Strategic Case	<p>The Leeds economy is worth £21 billion and has grown by 34% in the last decade. Leeds is home to more than 25,000 businesses and has the highest ratio of private to public sector jobs of all major UK cities. Leeds offers a range of employment opportunities, extensive public transport networks and access to an array of cultural and leisure activities.</p> <p>The number of city centre residents almost doubled in the decade up to 2011, rising to over 26,000 with continued growth since. This residential population is a source of skilled employees to many of the high value businesses in the city centre. Achieving ambitious housing growth and choice targets requires significant untapped development potential to be realised in the city centre and periphery by unlocking sites with the capacity to deliver up to 20,000 mixed tenure homes. These are sites in the most sustainable urban locations, close to jobs and a good transport network, delivering new homes close to employment opportunities while also in close proximity to some of the city's most deprived neighbourhoods.</p>
Commercial Case	<p>The Leeds Strategic Housing Market Assessment states that, while housing need is city wide it is strongest in the inner areas and city centre where most of Leeds' existing population is concentrated, and where development sites in popular areas are limited; this places greater emphasis on the need to unlock development opportunities that have arisen from the economic restructuring of the city creating significant brownfield land challenges in suitable locations for residential development, located in and around the city centre.</p>
Economic Case	<p>This scheme has a benefit cost ratio of 4.9:1 representing very high value for money.</p>
Financial Case	<p>Commercially sensitive</p>

**Management
Case**

Construction is due to commence in January 2022 and be completed by February 2024.