

<b>Project Title</b>	<b>BHF Leeds Village</b>
<b>Main Funding Programme</b>	Brownfield Housing Fund
<b>Funding Applied for from the Combined Authority</b>	Indicative proposal for £7,667,000
<b>Indicative total funding costs</b>	Indicative total scheme costs at this stage are £154,000,000 (to be determined at full business case)

### **Scheme summary**

The Leeds Village scheme will build approximately 697 high quality and energy efficient build to rent and market sale homes in three apartment blocks, of which 20% of the build to rent and 7% of the market sale homes will be affordable.

The developer for the scheme specialises in build-to-rent developments. The apartments will be marketed to key education and health key workers and others seeking town centre accommodation, enabling easy access to local jobs and public transport.

### **Strategic Case**

Building more homes is a social and economic priority for Leeds. Providing new good quality homes in cities helps improve affordability, economic performance and personal outcomes for individuals who live in the new homes. The scheme contributes towards the Strategic Economic Framework priorities and Mayoral pledges for building sustainable and affordable homes and tackling the climate emergency. In the Leeds Inclusive Growth Strategy (LIGS) Leeds City Council has set a clear ambition to double the size and economic impact of Leeds City Centre, as the economic and social focal point of the wider city region, delivering new homes, jobs, educational facilities, a new city park and a revitalised waterfront.

City centre living is increasingly popular in Leeds, and the housing offer now includes purpose-built apartments for sale or rent, student housing and mixed tenure local authority owned housing. New housing in the city centre can act as a catalyst for wider regeneration and has an important role to play in supporting local businesses.

### **Economic Case**

Five options were considered for developing the site and an economic appraisal of these has been completed in accordance with Government guidance.

The preferred option demonstrates that the development has the potential to generate a Benefits to Cost Ratio in excess of 2:1 which is good value for a scheme of this type.

### **Commercial Case**

There is a clear requirement/ demand for additional housing in Leeds city centre. The Leeds Core Strategy sets out a net requirement of 51,952 homes to be delivered across the city between the period 2017 to 2033 equating to a target of 3,247 new homes per year. Around 15.5% of these homes are planned for the city centre housing market where this site is located.

The Build-to-Rent (BTR) market in Leeds has increased in activity over the last few years. Strong price growth and rental demand is expected to be high for good quality flats. The chosen procurement route is to use a Design and Build approach.

### **Financial Case**

£7,667,000 is requested from the Combined Authority's Brownfield Housing Fund. The total scheme costs will be confirmed at full business case. Indicative total scheme costs at this stage are £154,000,000 (to be determined at full business case).

### **Management Case**

This scheme will be delivered by a developer which is responsible for project management, appointing the quantity surveyors, and contract management. The scheme will commence on site in July 2023 and be completed by April 2026. There is a risk that costs of the scheme may rise due to current abnormal inflationary pressures but close monitoring of costs will be taking place to give time for issues to be resolved.