

## Project Overview

Project Title	Armley Tower Works
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£9,909,032
Funding Applied for from the Combined Authority now	£932,775

## Scheme Description

This scheme aims to redevelop a 2.27-acre site in Leeds that has been vacant for a number of years. The site for development is listed in the Council's Brownfield land register and is allocated for housing within the Council's adopted Site Allocation Plan.

Yorkshire Housing propose to bring forward a new development of 50 affordable homes at the site, comprising 27 houses and 23 apartments, the latter being in a single three storey block. There will be a mix of one and two bed apartments and two, three and four bed houses proposed. The scheme will be made up of 18 Social Rented and 32 Affordable Rented homes

## Business Case Summary

### Strategic Case

The 100% affordable housing scheme will regenerate a redundant brownfield site and provide much needed homes.

The scheme will support the sustainable delivery of homes in the right location within close proximity of the city centre with direct access to jobs, leisure, and amenities, and promote walking and cycling (reducing the reliance on both ownership and use of private vehicles). Delivering housing on brownfield sites, close to employment and amenities, reduces the need for development on greenfield sites, and promotes healthy lifestyles including travelling by bike and walking as well as improving air quality.

The scheme contributes towards the following Mayoral pledges:

**Build 5000 sustainable homes including council houses and affordable homes** – the scheme makes a clear contribution to this priority, providing 50 affordable homes in the relatively deprived area of Armley. The mix of social and affordable rent is welcomed by the local authority which has identified a particularly need for social rented tenure to meet significant needs in the city. The location is very sustainable, being a brownfield site, close to local amenities and highly accessible to the city centre on public transport and by cycling and walking.

- **Tackle the climate emergency and protect our environment** – the scheme maximises the use of a brownfield site in a sustainable location, hence reducing demand on greenfield sites in potentially less sustainable locations.
- **Support local businesses and be a champion for our regional economy** – the scheme will support the regeneration of the Armley area.

### Economic Case

The scheme outputs and benefits are:

- To deliver 50 new affordable homes by March 2025, comprising of 27 houses and 23 apartments by March 2025.
- To remediate approximately a 2.27 acre of brownfield land by March 2025.
- To support 6 new apprenticeships during the construction of the homes by March 2025 via the construction contract.

This scheme has a benefit cost ratio of 1.4:1 representing acceptable value for money.

#### Commercial Case

There are currently around 26,000 applicants on the Leeds Homes Register who are wishing to be considered for social housing. Over recent years the numbers in the highest priority band has increased and around 20% of applicants are now identified as having an urgent housing need. As social housing turnover has also reduced it means that there is an average of over 300 bids for each council home via choice-based lettings and for those in the highest priority group the average re-housing time for social housing is over 2 years. The scheme will provide 50 homes made up of 27 houses and 23 apartments of which 18 Social Rented and 32 Affordable Rented capped at Local Housing Allowance (LHA) homes.

Final appointment of the contractor and start on site is due before the end of March 2023. A JCT Design and Build contract with standard contract amendments will be used.

#### Financial Case

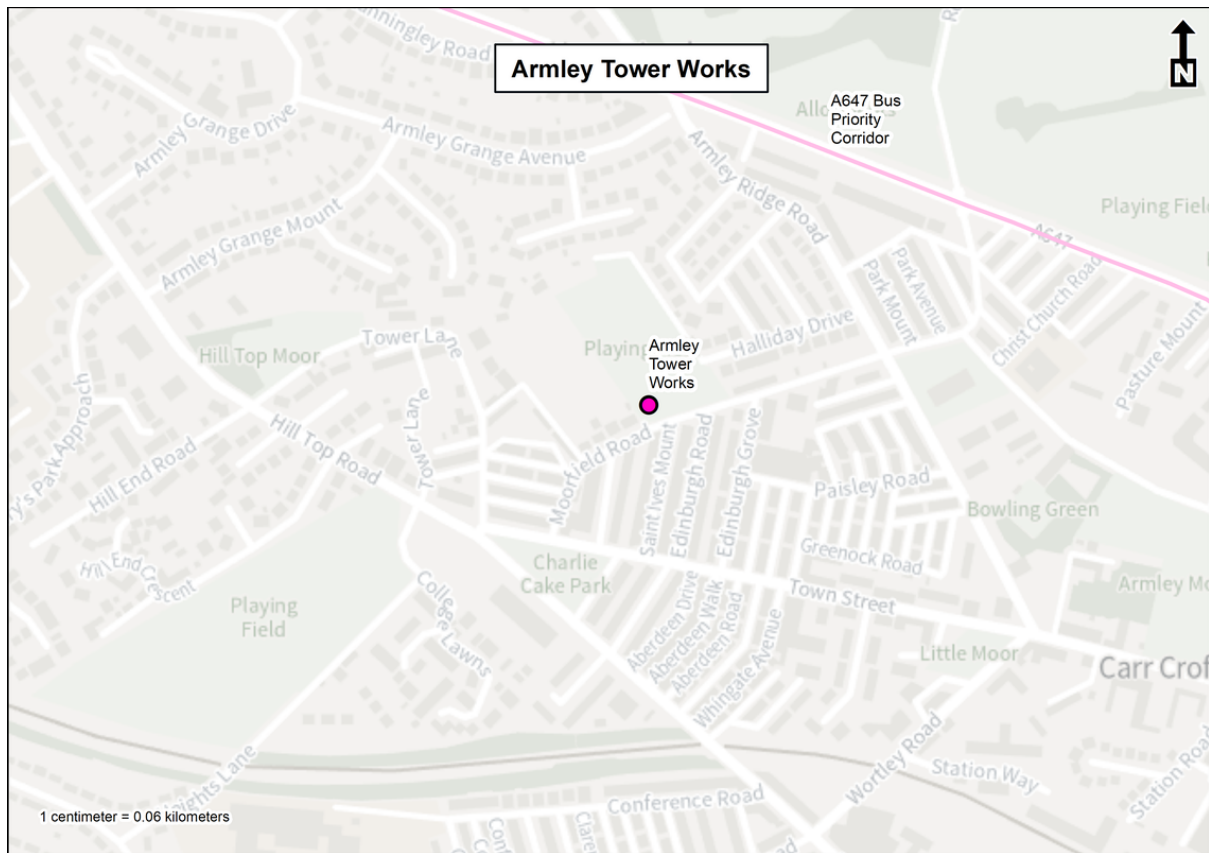
The Combined Authority's contribution is £932,775 from the Brownfield Housing Fund. Remaining funds will be provided from a combination of Homes England and private sector match funding with an estimated total scheme cost of £9,909,032.

#### Management Case

Construction is due to commence in March 2023 and be completed by March 2025.

## Location Map

The following map shows the location of the Armley Tower Works 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-region-infrastructure-map/>