

## Project overview

Project title	BHF Railway Street
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£11,840,247
Funding applied for from the Combined Authority now	£1,500,000

## Scheme description

The scheme will provide a new housing development comprising a five-story apartment block of 58 flats, secure cycle parking, 18 car parking spaces and landscaping of a large outdoor communal space in the Burmantofts and Richmond Hill areas of Leeds. The mix of flats includes 28 x 1 bed, 25 x 2 bed, 5 x 3 bed apartments, which includes 1 x 2 bed flat to full wheelchair standards. The development is designed to be energy efficient by implementing a low carbon solution for heating and hot water, exceeding building regulations to save on energy, using techniques to limit heat loss, installing Solar PVs to the roof, and supplying electric vehicle charging and cycle parking for every flat.

## Business Case Summary

### Strategic Case

The scheme will contribute to the Mayor's pledge to "deliver 5,000 sustainable homes including affordable homes" through the delivery of 58 affordable and energy efficient homes. The scheme has been designed using data from the Richmond Hill and Burmantofts Ward to ensure it meets local needs in terms of the number of bedrooms in each home.

The development has been designed to be sustainable, including the installation of solar roof panels, sustainable heating, and secure cycle parking. This will contribute towards the Mayor's pledge to tackle the climate emergency and the Combined Authority's ambition of creating a net zero carbon region by 2038 at the latest. The development will be close to existing bus routes, Leeds bus station, and the city centre will be accessible on foot or by bike.

The contractor delivering the scheme will be making commitments to supporting local labour and securing a minimum of four apprenticeships.

### Economic Case

The preferred option is to deliver the proposed scheme of 58 new affordable homes to be used for social renting. The preferred option has been thoroughly assessed against what the 'business as usual' or 'do nothing' option would be, after the options to "do more" or "do less" were eliminated due to lack of viability resulting from costs and deliverability issues. The preferred option delivers value and meets local demand whilst remaining achievable.

### Commercial Case

The preferred contractor offers the best value for money and will support jobs and businesses in Leeds by letting 80% of all work packages to local companies. The contractor has also confirmed through this development contract they can sustain a minimum of four apprenticeships.

### Financial Case

The total scheme cost is £11,840,247. £1,500,000 is being applied for from the Brownfield Housing Fund to fill a viability gap. Other public and private sector contributions are expected to be secured from: Homes England (£3,770,000), Leeds City Council (£670,000), and Asset finance and reserves from the social landlord (£5,900,257). Without the £1,500,000 contribution from the Brownfield Housing Fund the scheme will not be able to proceed. The aim of the funding is to support developments like this one to build on brownfield land and enable positive regeneration of neighbourhoods.

### Management Case

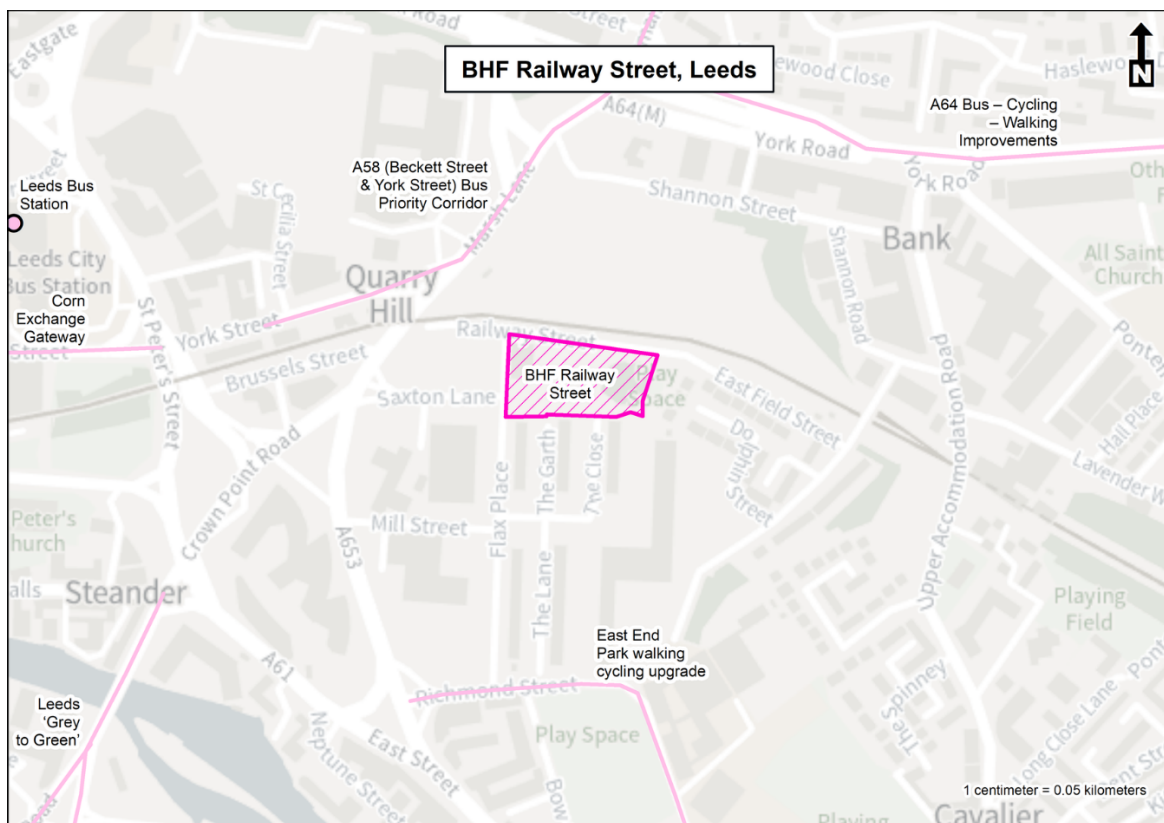
There is an experienced project team in place to deliver the project, that has worked together previously to deliver similar projects across Leeds. Regular updates will be provided to the Executive Team and Board of the organisation on progress with the delivery of the scheme.

Further to this, monthly reports will be submitted to the Combined Authority's Brownfield Housing Fund Team for review to provide assurances. This could include site visits to inspect progress when necessary.

Completion of the scheme is anticipated for October 2024.

### Location Map

The following map shows the location of the BHF Railway Street 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/>