

Project Overview

Project Title	BHF Points Cross Phase 2
Main Funding Programme	Brownfield Housing Fund
Sub Funding Programme (if applicable)	N/A
Current Forecast Project cost	£63,836,869
Funding Applied for from the Combined Authority now	£3,000,000

Scheme description

This scheme will develop an 11-storey apartment building, comprising of 183 high quality and energy efficient social rent (114) and affordable shared ownership (69) apartments. It will include a basement-level car park, communal gardens and 559sqm of ground floor commercial space in the South Bank area of Leeds City Centre.

The scheme contributes towards the West Yorkshire Mayor's pledges to 'build 5,000 sustainable homes' and 'support local businesses and be a champion for the regional economy'.

Business Case Summary

Strategic Case

The scheme is a new build apartment development situated in the outskirts of Leeds City Centre (South Bank) being led by housing development specialists and charitable organisation The Guinness Partnership Limited.

The scheme is phase 2 of a wider programme. This scheme will facilitate the development of the site for 183 new high-quality and energy efficient homes for social rent (114) and shared ownership (69). The development will comprise of 91 x 1-bedroom apartments, 56 x 2-bedroom apartments, 27 3-bedroom apartments and 9 x 3-bedroomed town houses. The scheme will also deliver 559sqm of commercial space, underground car parking (including 17 electrical vehicle parking spaces with the development and more to be added at a later date), landscaping and gardens.

The development of the site will unlock derelict brownfield land to help deliver ambitious housing plans and contribute towards much-needed social housing in an area which has high levels of demand. Points Cross Phase 2 is located in the Southbank Regeneration and innovation district of Leeds, an emerging housing location with good transport links and a short walk to the city centre.

The scheme closely aligns to the Combined Authority's Strategic Economic Framework, particularly priority 4 Infrastructure for Growth and the Mayor's pledges to 'build 5000 sustainable homes' and 'support local businesses and be a champion for the regional economy'.

Economic Case

The value for money assessment reflects a benefit cost ratio (BCR) of 1.3:1. This is categorised as acceptable value for money.

Commercial Case

The tender approach throughout has been open-book (including all fees, costs, and allowances) as a design and build contract.

Financial Case

The total scheme costs are £63,836,869.

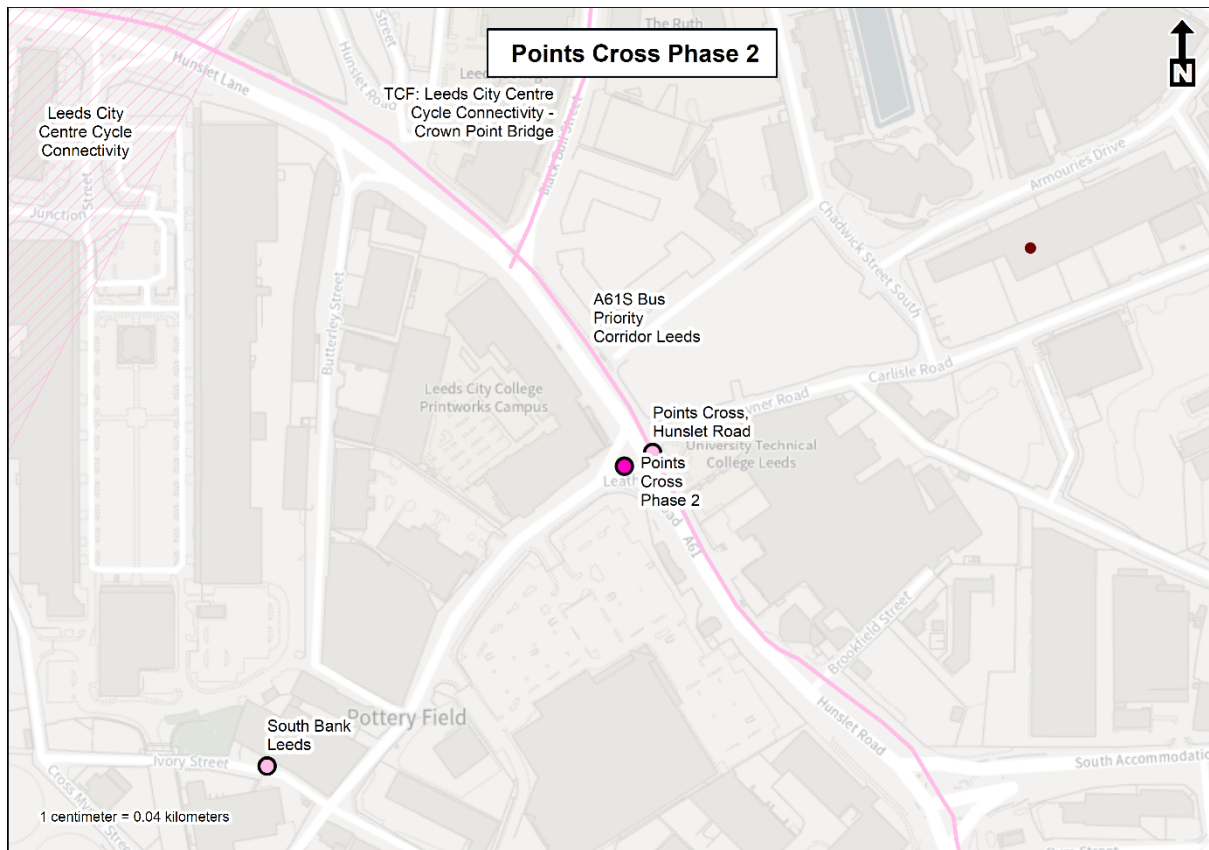
The Combined Authority's contribution is £3,000,000 from the Brownfield Housing Fund. The remaining funding is £24,032,000 from Homes England Social Housing Grant funding and the remainder from The Guinness Partnership Limited

Management Case

The scheme aims to start site mobilisation in July 2023 and start building the substructure in November 2023. The scheme will be completed by December 2025.

Location Map

The following map shows the location of the BHF Points Cross Phase 2 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/>