

## Project Overview

Project Title	BHF Sky Gardens
Main Funding Programme	Brownfield Housing Fund
Sub Funding Programme (if applicable)	N/A
Current Forecast Project cost	£72,510,719
Funding Applied for from the Combined Authority now	£2,850,000
Private sector funding amounts and sources	£69,660,719

## Scheme description

The Sky Gardens development is on a compact site within 15 minutes walking distance of Leeds City Centre. The historic site previously operated as Midland Mills which closed in 1982, and the Grade II listed mill buildings remain on the site and will be incorporated in the new development, along with the new build tower.

The scheme will provide 306 one, two and three bedroomed apartments for rent accommodated in part within the restored Midland Mill buildings and in a new 33 storey tower designed to complement the heritage buildings and the city skyline. Within the scheme, there is communal amenity space for use by all residents and ground floor business space is being created for retail and commercial use.

The Sky Gardens development will develop a 0.4 hectare brownfield site incorporating the Grade II listed Midland Mill buildings in Leeds. The site is a 15-minute walk from City Square and will provide 306 apartment homes for purchase. The scheme helps deliver the Mayoral pledge to create 5,000 homes and to the Strategic Economic Framework by boosting productivity with the potential to create up to 20 jobs in the commercial space on the ground floor. The development requires grant funding to overcome the inability of the property financing market to fully fund development on this site.

As well as homes with capacity for up to 600 residents, the scheme impacts will include provision of a £1,626,214 commuted sum to support the development of affordable homes locally. The commercial space on the ground floor has potential to support up to 20 full time jobs. The scheme responds to the climate emergency by being car-free, while its low carbon design incorporates a solar heating element and use of natural ventilation. A total of 312 secure cycle spaces are provided.

## Business Case Summary

### Strategic Case

This scheme is aligned to the Mayor's pledge on delivering 5,000 homes and the Combined Authority's and Leeds City Council's joint strategic aims of providing high quality, sustainable homes where they are needed, close to employment and further education.

Through the statutory planning process, none of the flats in the scheme will be offered on an affordable rent, the developer is contributing £1,626,214 to Leeds City Council to support the development of affordable homes in the city.

Subject to the business space being fully let, potential for up to 20 full time jobs.

The scheme will contribute to and complement the existing developments in the Holbeck area that are delivering to the local plan, celebrating its industrial heritage, and creating a new city centre community. It will sustain investor confidence for future developments including at the adjacent Water Lane development.

Making the site economically active again will increase land values in the area and encourage further development.

The scheme addresses the undersupply of homes for sale in Leeds. The 2021 census demonstrated the growing number of 24-34-year-olds living in the city and how many graduates from the region's universities are staying locally.

#### Economic Case

The value for money assessment reflects a benefit cost ratio (BCR) of 2.2:1. This is categorised as good value for money.

#### Commercial Case

A competitive procurement was used to procure the main contractor to construct the scheme.

#### Financial Case

The total scheme costs are £72,510,719.

The Combined Authority's contribution is £2,850,000 from the Brownfield Housing Fund.

The remaining funding is from the private sector developer.

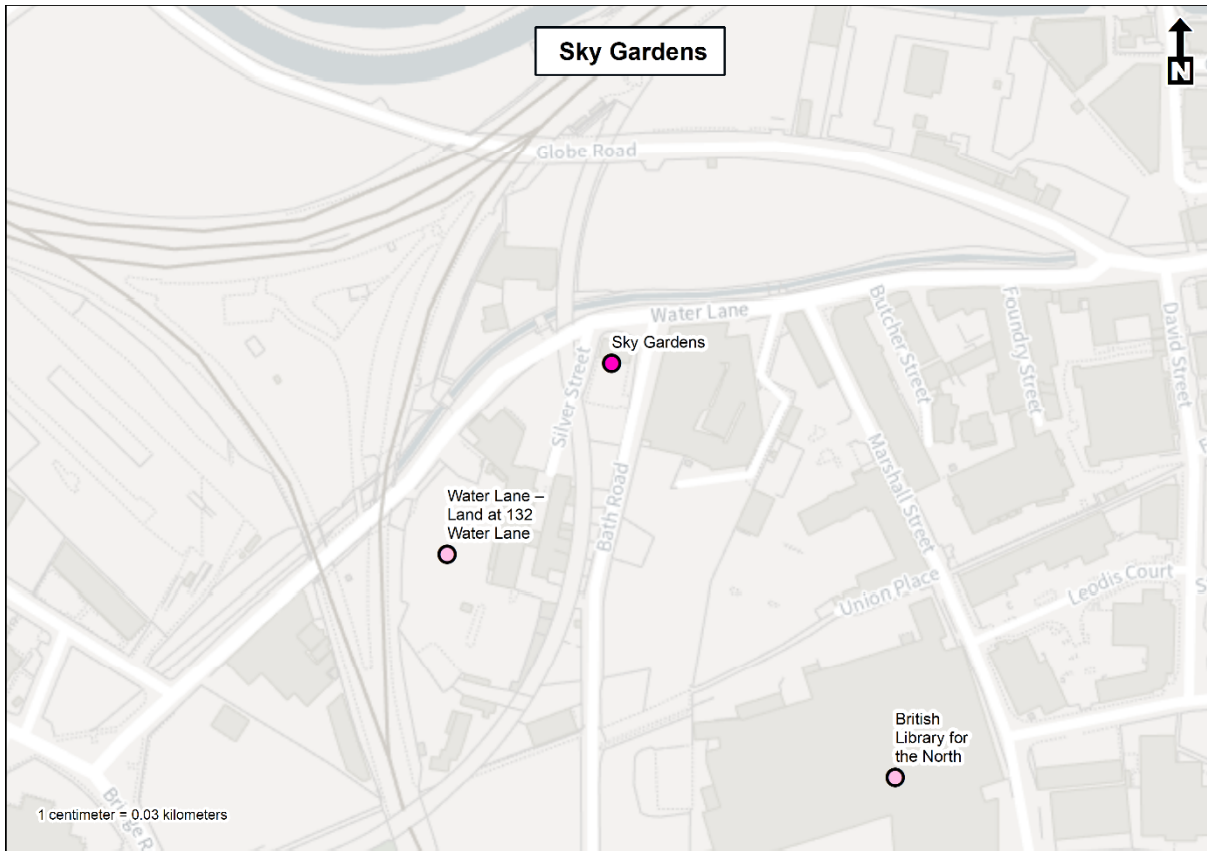
#### Management Case

Full planning permission is in place for the scheme. The scheme design is complete.

There is a project management consultancy in place, working with the developer to support the build process.

## Location Map

The following map shows the location of the BHF Sky Gardens 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/>