

Project Overview

Project Title	BHF Water Lane
Main Funding Programme	Brownfield Housing Fund
Current Forecast Project cost	£89,955,633
Funding Applied for from the Combined Authority	£4,600,000
Private sector funding amounts and sources	£85,355,633

Scheme Description

The Water Lane development is on a 0.67-hectare brownfield site within 15 minutes walking distance of Leeds City Centre that is currently used as an ad hoc informal car park by commuters. The historic site previously accommodated an industrial mill dating from the 18-century adjacent to the railway. The Water Lane site is adjacent to the Midland Mills site which also has ambitious redevelopment plans that this current scheme will complement. The scheme will be developed by McLaren Living.

The scheme includes a medium high-rise block to 25 floors offering 375 build to rent homes including a 5% affordable element made up of 19 affordable three bedrooomed apartments. The development includes provision of amenity space which includes landscaped outside space. A gym is also included as part of communal amenity space.

Business Case Summary

Strategic Case

The strategic case for investment is clear and aligned to the Combined Authority's strategic aims of providing high quality sustainable housing where it is needed in the city centre, close to jobs, education, retail, leisure and other facilities. The site to be developed is a 0.67-hectare brownfield site currently used as an informal car park by commuters.

The site is within 15 minutes walking distance of national transport connections at Leeds Rail Station. and has the potential to be home to over 1,500 people in its 375 apartments.

A mill previously on the site was levelled ten years ago, so the main strategic driver is to let the site make an economic contribution through redevelopment. The second strategic driver is addressing the undersupply of rental homes in Leeds, evidenced through an independent report on the current and rising demand for rental homes including from the growing number of 24–34-year-olds living in the city, and the increasing number of graduates staying locally.

There is a strategic priority to provide affordable homes and this scheme will provide 19 affordable rented homes for families in three bedrooomed flats as part of a mixed community development.

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 process is being undertaken to procure the main contractor to build the housing scheme. The outcome of this is expected by the early autumn 2023.

Sub-contractors will then be put in place and at least half of them will be from within the Leeds City Region making jobs available at the site during its three-year construction period. Seven apprenticeships will also be supported over this period.

Financial Case

The total scheme costs are £89,955,633.

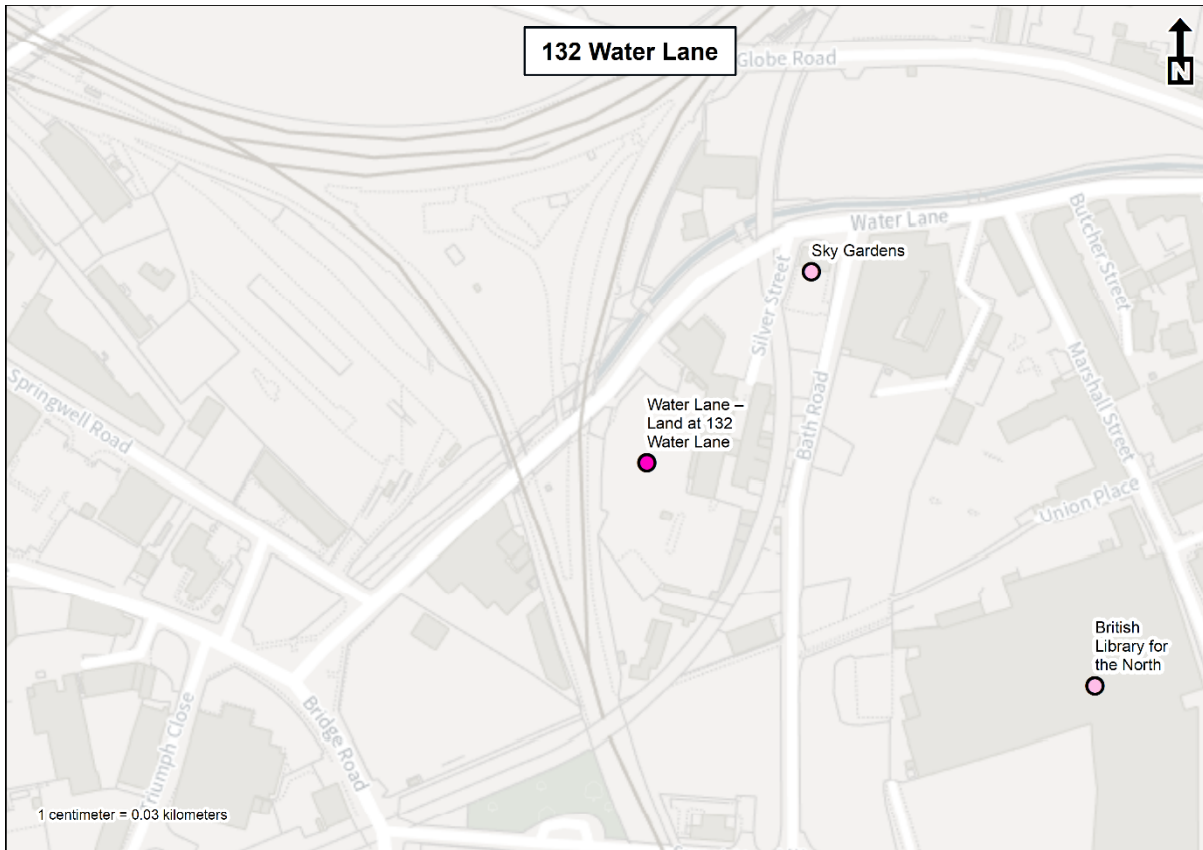
The Combined Authority's contribution is £4,600,000 from the Brownfield Housing Fund. The remaining funding is from the developer.

Management Case

Full planning permission has been in place for the scheme since October 2022. The scheme design is complete, and McLaren Living has appointed a dedicated development manager and a comprehensive team of partner organisations. These will support the effective construction of the building and meet the planning conditions and regulations, which state how the construction will be managed safely and successfully.

Location Map

The following map shows the location of the BHF Water Lane 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/>