

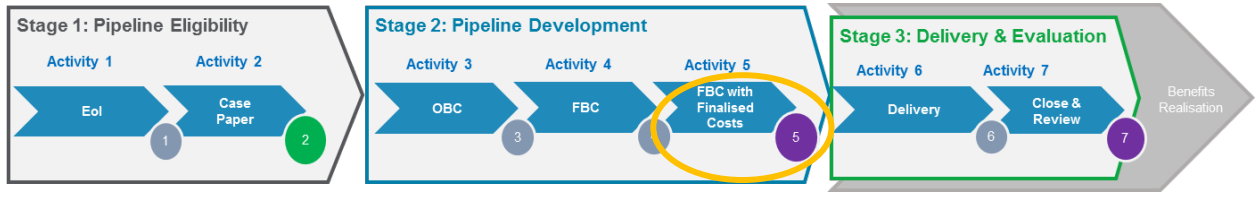
Section A: Scheme Summary

Name of scheme:	Holbeck, Leeds Phase 2 Victorian Terrace Retrofit
PMO scheme code:	GBF-WYCA-007
Lead organisation:	Leeds City Council
Senior responsible officer:	Mark Ireland
Lead promoter contact:	
Case officer:	Dr Neil Johnson
Applicable funding stream(s) – Grant or Loan:	Grant
Growth Fund Priority Area (if applicable):	<ul style="list-style-type: none"> • Priority Area 2 – Skilled People, Better Jobs • Priority Area 3 – Clean Energy & Environmental Resilience
Approvals to date:	None
Forecasted full approval date (decision point 5):	01/12/2020
Forecasted completion date (decision point 6):	30/06/2022
Total scheme cost (£):	£3.328m
Combined Authority funding (£):	£2.651m Getting Building Fund
Total other public sector investment (£):	£0.208m Housing Revenue Account
Total other private sector investment (£):	£0.469m – subject to the number, ownership and type of properties in the scheme, this will come from customer contributions and ECO.
Is this a standalone project?	No
Is this a programme?	Yes

Is this project part of an agreed programme?

Yes/No – Better Homes Yorkshire / Holbeck Regeneration / Getting Building Fund.

Current Assurance Process Activity:



Scheme Description:

Holbeck Phase 2 will deliver energy efficiency improvements to 100 privately owned mainly street-lined Victorian back to back homes. The capital investment will address fuel poverty, contribute to better health outcomes, and improve the housing stock in one of the most deprived communities in the country.

The project builds on a number of similar successful schemes in Leeds, including the Holbeck Phase 1 project which was previously funded by the Local Growth Fund.

The project will deliver a package of measures to improve the streetscene, correct property defects and transform the energy efficiency of the home. Property improvements include a new insulated roof, repair or removal of chimneys and soffits etc, external wall insulation with brick effect render, replacement of rain water goods, and new windows and doors. Where required, additional heating measures will also be offered to those qualifying households.

The project will also work with the community and individuals to help address needs such as financial exclusion, employment and training needs and address any additional items of disrepair such as excess cold and the lack of suitable heating, as part of the wider interventions already being undertaken in the area.

Streetscene improvements will include the renovation of 19 bin yards, with the aim of increasing recycling rates, reducing contamination of recycling bins and dumping. Where required, private yards and boundary walls will also be cleaned and repaired.

To ensure the benefits to the area are maximised, Leeds City Council will also seek to deliver the same package of property improvements to around 30 council homes in the area. The council will also fully fund these works - these costs *do not* form part of the GBF budget.

Business Case Summary:

Strategic Case

Holbeck is defined as a priority neighbourhood for the Council, as part of the Locality Agenda, which aims to create a fairer city for all and ensure everyone benefits from economic prosperity.

Fuel poor households, which make up the majority of Holbeck Phase 2 homes, have higher bills and lower incomes than the rest of Leeds' population. The area itself is deprived with low incomes, but the higher bills are due to the inefficient nature of the Victorian solid walled properties

	<p>with uninsulated attic rooms. These property types require external wall insulation and roof insulation, which costs over £15,000 per property.</p> <p>In addition, many of the homes in Holbeck are in a poor state of repair, with many needing new roofs, new rainwater goods, new windows and doors, new heating systems and even damp courses. However, these homes are typically occupied by people on a low income. Owner occupiers cannot afford a large contribution to the cost of the work and investment is uneconomical for landlords based on the market rent in such areas.</p> <p>Experience from Holbeck Phase 1 shows that with the right approach, high levels of take up can be achieved, even in the most deprived and hard to engage neighbourhoods. The critical success factors are:</p> <ul style="list-style-type: none"> • A compelling offer, with no more than 25% contribution towards the cost of eligible works for private landlords and up to 25% for owner occupiers, subject to a test of resources. Given the nature of the area, most owner occupiers will have nothing or little to pay towards the costs of the works. • A contractor who understands the area and can communicate effectively with both landlords and residents so that they understand the benefits. • Early installation of measures to build trust and demand from residents. <p>The GBF is key to bringing the customer contribution to an affordable level to remove the barrier of upfront cost. It is also critical to maintaining a level of investment in energy efficiency in the city region, to retain jobs and skills in the low carbon sector.</p>
<p>Commercial Case</p>	<p>Holbeck Phase 1 acted as a pathfinder and provides a strong evidence base that there is sufficient demand in the community to achieve a take up of 100 homes by the end of March 2022. Indeed, since Phase 1 closed, the council has received interest and request for support from local owners and landlords. These, together with the council homes that we also intend to improve in the area, will provide a springboard to reengage the community and secure the take up required.</p>
<p>Economic Case</p>	<p>The direct scheme benefits of £1.7m relate to the number of fuel poor households with improved energy efficiency, the financial savings which arise from reduced fuel costs, the reduction in carbon emissions and the financial value attributed to these savings. In addition, the project will create or safeguard 30 jobs in the construction sector and 3 apprenticeships.</p> <p>It is also noted that recent research demonstrates that adequate investment in the energy efficiency of homes can deliver:</p> <ul style="list-style-type: none"> • £3 returned to the economy per £1 public sector funds invested • A more resilient economy less at risk to changes in energy costs • 42p of savings to the NHS per £1 public sector funds invested • Every £1 spent on improving warmth in homes occupied by 'vulnerable' households can result in £4 of health benefits

Financial Case	The total project outturn capital cost is £3.328m.
Management Case	<p>LCC Housing Management will have responsibility to manage and deliver the scheme. The service has considerable experience of delivering such schemes, including the successful LEP funded Holbeck Phase 1.</p> <p>Engie Regeneration, the Better Homes contractor, will supervise works and have overall responsibility for delivery of measures. Their track record, competence and regulatory compliance has been thoroughly tested through an extensive competitive dialogue procurement process.</p> <p>The Better Homes Yorkshire programme has provided heating, insulation or renewable energy measures to 5,558 homes to the end of 2019/20, worth £26m.</p>