

## Appendix 3 - Examples of City Centre Affordable Housing schemes

### Home Group: Carlton Gate



Carlton Gate is a purpose built apartment scheme on the edge of the city centre comprising of 155 units of 1, 2 and 3 bed apartments at both market and discount market rent. The scheme will be delivered by Home Group in partnership with Engie. In addition to the new apartments, the scheme will also provide new public open space and a community café/hub.

The scheme will showcase Home Group's innovative Flexible Rent housing model that has been co developed by Home Group and the New Economics Foundation:

- For renters, it offers a range of price points in both discounted and open market rental homes for persons who may be struggling to afford their own home;
- For the community, it ensures the affordability of markets rents over time, giving renters the confidence to set down roots;
- For the council, it accelerates the delivery of additional high quality housing by breaking traditional reliance on sales absorption rates and aligns affordable housing interests over the long term.

The high-quality Flexible Rent scheme will benefit the community and it ensures the affordability of markets rents over time, by capping the rent growth, giving renters the confidence to set down roots. It will be tenure blind with an identical specification and service for all, allowing customers to enjoy the same experience. The scheme is of sufficient scale to enable renters to naturally move throughout the development as personal circumstances change. The total rent for the scheme will be linked to inflation while the percentage of discount versus full price apartments within the scheme will flex to account for changes in open market rents and affordability.

The affordable housing provision will commence with 20% affordable housing (31 units at a pro-rata mix), at first let, and provide a minimum of 7.5% in perpetuity.

The strong working relationship between Home Group and Council has paved the way for Leeds to benefit from Home Group's first Flexible Rent scheme, which will act as the blueprint for future such developments.

### **The Guinness Partnership: Hunslet Road**



An acquisition of a 928 home development site with full planning permission at Hunslet Road near Leeds Dock and the Royal Armouries Museum, has recently been completed by The Guinness Partnership. Guinness purchased the site with the support of the recent funding award from Homes England, who granted Guinness (in partnership with Stonewater) a total of £224m to start building an extra 4,500 affordable homes by 2022. Over 50% of the new homes at the development are intended to be delivered for the affordable housing market, demonstrating Guinness's commitment to meeting housing need in Leeds.

### **Leeds City Council: Meynell Approach**

Meynell Approach in Holbeck, is a scheme being delivered through Modern Method of Construction as part of the Council Housing Growth Programme. The development will provide 28 new units comprising of a mix of apartments and family housing. United Living have been appointed as the contractor and start on site is anticipated for summer 2019, with completion scheduled for early 2020. £3.4m of Affordable Housing Commuted Sums funding was approved in November 2018 to support development costs.

