

Swarcliffe Regeneration, Leeds

Although Swarcliffe enjoys a large number of Right to Buy homes in Leeds, the estate required an injection of different types of homes, landlords and tenures to complete its transformation. Above all a large number of existing homes also required major works to meet the Decent Homes Standard as set out by the government of the day.

A master plan was drawn to implement the regeneration of the Estate. Part of the plan was the demolition of dilapidated council homes. The route selected was a Private Finance Initiative (PFI) to upgrade existing council homes. Selected partners, including Yorkshire Housing, were brought in outside the PFI to re-development some area. Yorkshire Housing built 143 homes on 5 sites comprising a selection of houses and apartments on a mixed tenure basis.

Joe Bvumburai as Group Head of Development at Yorkshire Housing (YH) helped with initial consultation (having done similar work while at Anchor Trust) and the process of purchasing 5 sites from Leeds City.

Due to tight budgets the facades of the homes were changed from render to timber. This became a mistake that affected the appearance of the scheme and delayed the planning process which in turn squeezed the budgets further. The timber elevations became a source of dislike for many people. Nevertheless the spatial standards of the homes are generous and high levels of insulation mean that tenants are able to enjoy reduced heating bills all year round. Phase 1 suffered from constructional issues which have been resolved.

The scheme provided a number of lessons for all concerned.

Role Played by Joe Bvumburai

- Helped secure Yorkshire Housing as a Regeneration Partner
- Early Consultation with Local Authority and stakeholders
- Land assembly – purchasing 5 sites from Leeds City Council
- Manage Project Managers working the scheme
- Manage relationships with Leeds City Council and Stakeholders



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Project Team:

Owner: **Yorkshire Housing**

Architects: **Bramhall Blenkarn**

Employer's Agent: **F + G**

Contractors:

Phase 1: Wates Living Space

Phase 2: Strategic Team Group (STG)

