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Real Estate



Taking up new residence

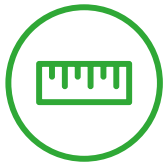
Leeds Crane Survey

January 2018

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The report



What?

A report which measures the volume of development taking place across central Leeds and its impact. Property types include office, retail, leisure, residential, student accommodation, education and hotels.



Where?

Leeds, covering the central office submarkets; city core, city centre, fringe and the waterfringe areas.



Who?

Developers building new schemes or undertaking significant refurbishment of the following: Size minimum = Office – 10,000 sq ft, Retail – 10,000 sq ft, Residential – 25 units, Education, Leisure and Hotel schemes significant schemes for inclusion.



When?

The report covers the period from January 2017 to December 2017.



How?

Our Real Estate team in Leeds have monitored construction activity across the city centre. Our field research is then verified with direct industry links and in-house property experts.

Key findings

16 new starts –
above average number
(**annual average 13**)



New construction activity
in 2017 has been led by
the residential sector
(**5 new starts**)



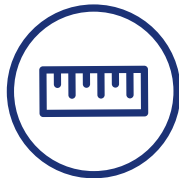
Highest number of
new residential
development starts
since 2008 (**5**)



1,586 units currently
under construction
across the city centre



771,331 sq ft of
office space currently
under construction

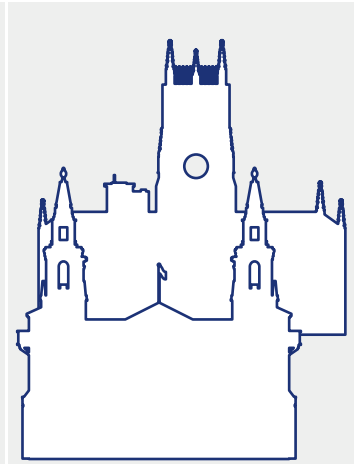
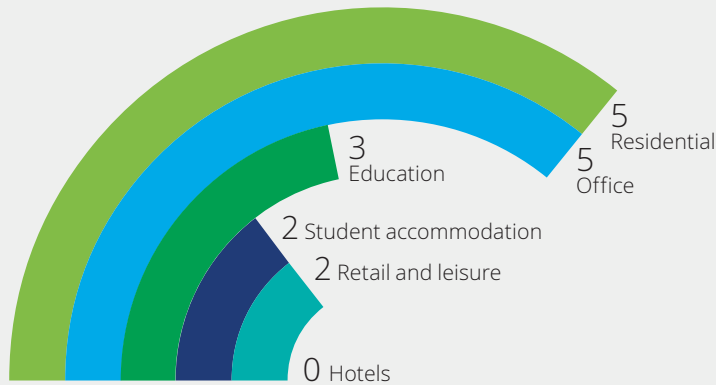


385 hotel bedrooms
delivered in 2017 –
the highest in crane
survey history

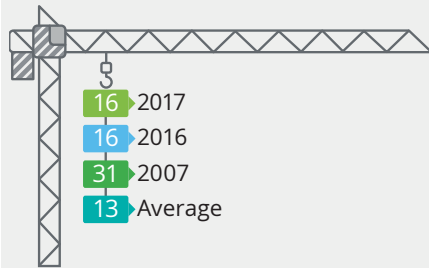


Development snapshot

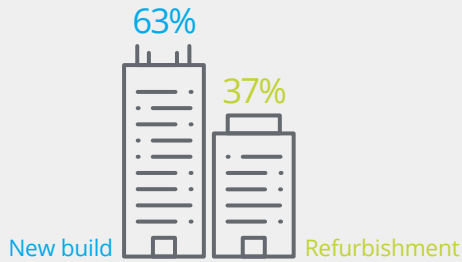
Which sectors are the most active? (Number of schemes under construction)



Number of new starts



Office floorspace under construction



Residential new starts 2017 % split



Completions
2017 survey
period



16

Office space
under
construction



771,331 sq ft

Education
space under
construction



541,680 sq ft

Residential
units completed



619

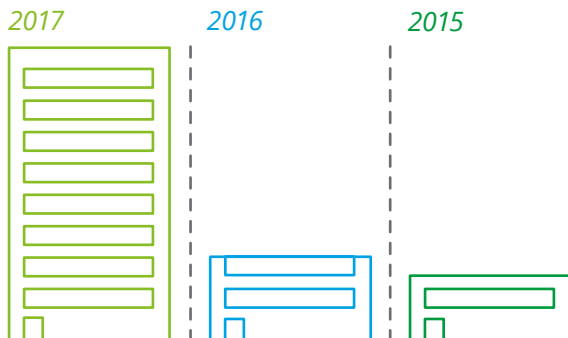
1. Residential

Residential expansion

2017 provided the long awaited resurgence of confidence in residential development in Leeds City Centre, with five residential new starts and the highest number of residential units under construction since 2008. This is a significant milestone for Leeds, as much of the future place making strategy for the city centre focuses on the potential for city centre living.

All of the new starts are located within the city centre fringe, expanding the city centre. The scale of residential development under construction in Leeds has grown exponentially with 1,586 units under construction across five developments compared to 619 in 2016. The average units per development under construction is at its highest in recent years at 317, up from 77 units per development in 2016, and 53 in 2015.

Average units per development

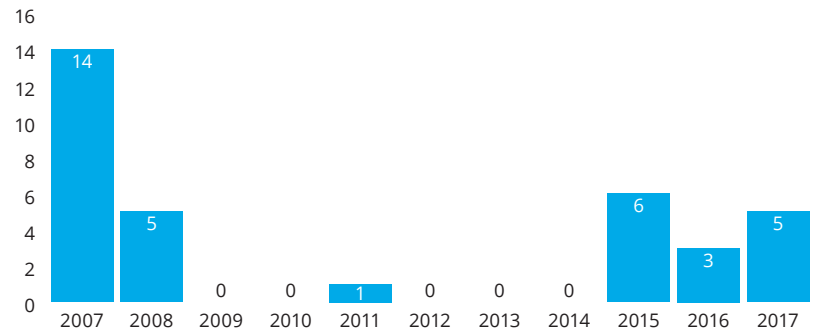


317 in 2017, compared to **77** in 2016 and **53** in 2015.

Our 2016 Crane Survey showed that two out of three of the new starts were refurbishments, this has changed somewhat in 2017. Investor confidence has led to the commencement of new build developments rather than employing permitted development rights for office to residential conversions, resulting in all of the new start residential developments comprising wholly or part new build elements. This demonstrates renewed confidence by developers in Leeds City Centre.

Growth in residential construction

New starts



Source: Deloitte Real Estate

Developing the Build-to-Rent model

Three of the five new starts this year are Build-to-Rent (BTR) developments. The largest new-build residential development in the city and the first BTR scheme to start is Dandara's Sweet Street/Manor Road development, providing 744 apartments. Delivery has been aided by Government funding from the Home Building Fund. This is consistent with our prediction in last year's Crane Survey that the public sector would need to provide innovative solutions to help Leeds develop the high quality residential accommodation required.

Confidence in the BTR model in Leeds is also demonstrated by two starts by KMRE Group at Kirkstall Road and Mabgate Gateway providing 111 units and 92 units respectively. Both schemes are privately funded.

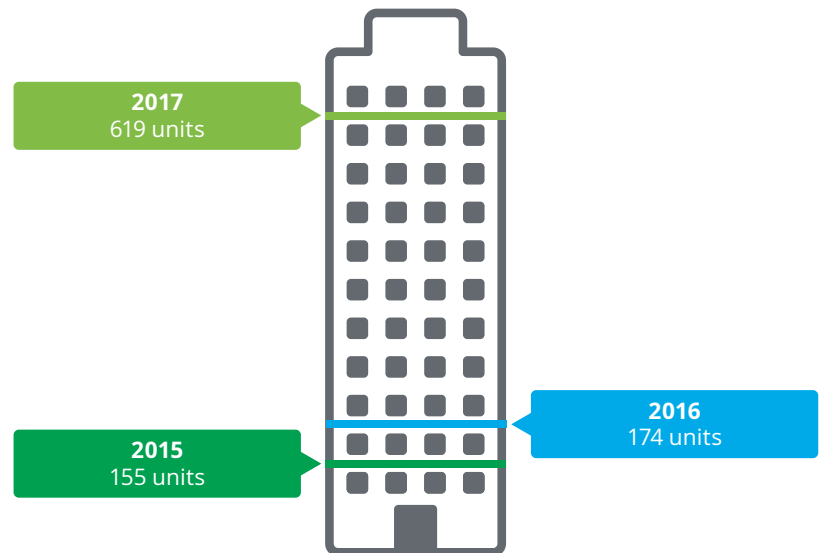
In addition to the three BTR developments, delivery remains strong for residential development for the general sale market. Looking to the south east of the city centre, two residential developments have commenced construction which will help re-connect Hunslet to the centre; Citu's Low Fold development and JM Construction's development at Victoria Riverside.

Citu's first phase of their Climate Innovation District; Low Fold, will provide 312 units including apartments and family housing with the first houses to be released in Q2 2018. This development signifies the drive to promote Leeds City Centre as being accessible for all, encouraging more families to choose city living.

JM Construction's development at Victoria Riverside, now on site, will initially provide 327 flats and apartments together with ancillary commercial and office accommodation. The scheme will convert landmark listed buildings including Victoria Works and Hunslet Mills, both on the Leeds Civic Trust's Heritage 'At Risk' list.

Five residential developments completed in 2017 providing 619 units, the highest number of completions since 2008, and significantly more than the annual average since 2008 of 175 units.

Residential completions



The pipeline for residential development remains strong with a number of large scale BTR proposals due to commence imminently, including the former Yorkshire Post site and Monk Bridge. Other pipeline residential schemes including Bridge Street, SoYo and the Tetley site which combined will provide approximately 2,000 residential units within the city centre.

The returning confidence to the residential sector shown by the renewed confidence in bringing new build schemes forward, marks the end of the longstanding misconception that Leeds has an oversupply of residential accommodation as it not only looks set to develop more city centre homes, across a wide range of tenures and typologies but homes appealing to a diverse population. In the long term this new influx of people into the city centre will assist in creating a more cosmopolitan city.

2. Office

Continued commitment to office development

Last year we reported a record level of 712,960 sq ft of office completions and 460,960 sq ft of floorspace under construction.

This year's survey data shows that 290,690 sq ft has completed. However despite this dip, we have seen a return in construction volumes, totalling 771,331 sq ft floorspace, which is the second highest year on record.

Three new schemes have started this year. Of these, only one is new-build, and the other two are refurbishments; 4 Victoria Place and the conversion of the former Majestic Nightclub by Rushbond to provide 65,000 sq ft office floorspace. All of these sites are located within the city core.

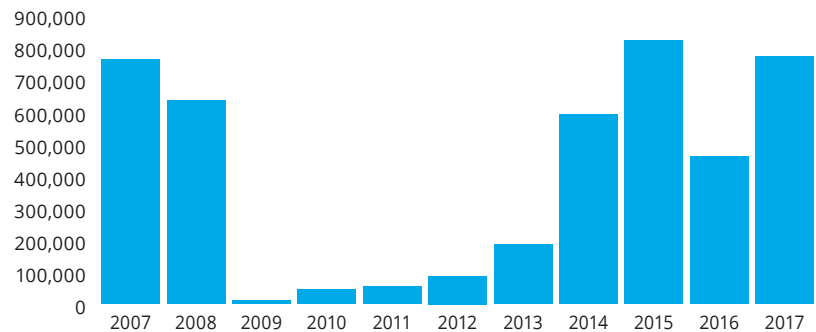
Pre-letting driving growth

The only new build to start is 7 & 8 Wellington Place, continuing the delivery of the Wellington Place masterplan. The commencement of construction on building 7 & 8 is being driven by the 378,000 sq ft pre-let to HMRC for a new Government Hub. This represents the largest ever commercial property letting in Leeds, demonstrating public sector commitment to investment in Leeds, alongside Leeds City Council's consolidation of their offices into Merrion House.

Completions in 2017 included Bruntwood's refurbishment of Platform at Leeds Station and the Leeming Building. Platform has benefitted from a £2million grant from Leeds City Council to create a new technology hub within the building.

Volume of office construction

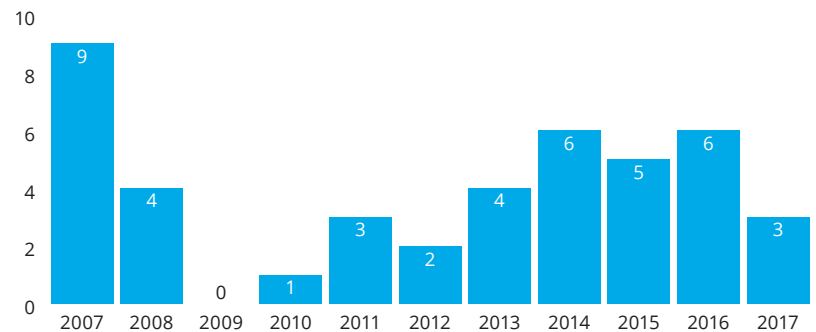
sq ft



Source: Deloitte Real Estate

Number of new office starts

New starts



Source: Deloitte Real Estate

As a result the building has become a gateway for the city's digital sector, with a number of companies having located there, including Futurelabs – an established tech start-up community. This is another sign of the public sector's support resulting in substantial development starts in Leeds.

It is clear that distinctive business communities and clusters of activity are forming in parts of the city, most notably to the west of the city centre around Wellington Place, and the South Bank.

The city centre continues to provide a range of office accommodation for potential occupiers reflecting the fact that Leeds remains a key destination for employment opportunities either through small start-up companies or national and multinational businesses.

The increase in the number of employment opportunities on both sides of the River Aire will only benefit the wider city. The ability for the city centre to be able to grow and continue to attract occupiers in a range of sectors including financial and professional services and digital industries will mean that Leeds continues to be at the forefront of development within these ever growing sectors.

3. Education and student accommodation

Education, a catalyst for regeneration

Construction activity from the education sector continues to show strong growth with four new starts in 2017 totalling 541,680 sq ft, comprising:

- Leeds City College's new Quarry Hill Campus;
- Leeds College of Building new building at Black Bull Street;
- Leeds Beckett's refurbishment of Cloth Hall Court; and
- University of Leeds' £150 million investment delivering the Nexus and ICPS buildings in their city campus.

Growth in the education sector is proving to be a catalyst for the delivery of development schemes in large regeneration areas. Leeds City College started construction of a new campus at Quarry Hill to provide 15,000 sq ft teaching space, a move that was followed by Caddick's announcement of wider redevelopment plans, and the renovation of the West Yorkshire Playhouse.

Both Leeds Beckett University and the University of Leeds continue to invest in their campuses, supporting the continued regeneration to the north west of the city centre in developing the 'Leeds Innovation District', a facilitator for the productive, sustainable and inclusive economic development for the city.

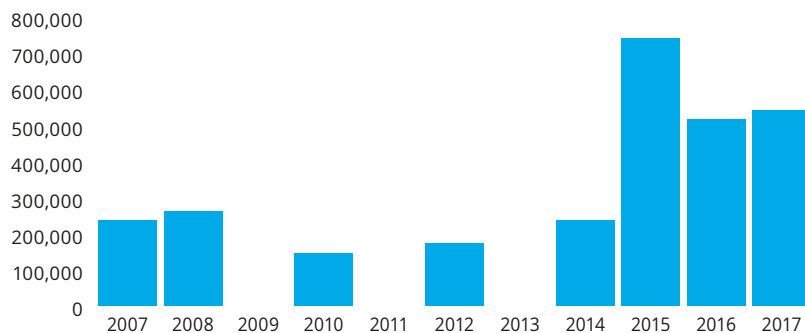
The University of Leeds has commenced work on the £40million construction of the Nexus Innovation and Enterprise Centre and the £96million ICEPS Advanced Research Building.

Once operational, the Nexus centre will provide new research facilities for the University providing 12 high quality lab spaces as well as ancillary office space.

The ICEPS Advanced Research Building will create an integrated campus for Engineering and Physical Sciences bringing together disciplines of Engineering, Physics and Astronomy, and Computing along with the provision of additional teaching and break out spaces.

Leeds Beckett University has expanded their facilities across the city centre, completing their new conferencing venue at Cloth Hall Court near Leeds railway station. Leeds Beckett's pipeline will continue their city centre investment, with a Creative Arts Centre at the gateway to the planned Leeds Innovation District, to be delivered with development partner Downing.

Volume of education floorspace under construction
sq ft



Source: Deloitte Real Estate

Strong student accommodation development

2017 saw the continued construction of purpose built student accommodation (PBSA), with two new starts, and 472 bedspaces under construction. Levels of supply have been consistent, with an average of 400 bedspaces under construction since 2013.

In line with the City Council's aspiration, the focus for purpose built student accommodation is in the north of the city centre. Schemes being developed or completed include:

- The Foundry at Cavendish Street which completed in Q3 2017 providing 239 luxury studios;
- X and X Estates' Cookridge Street development for 96 studio apartments under construction; and
- Vita Student development at St Albans' Place for 376 luxury student studios under construction.

The introduction of high end, luxury student accommodation into the Leeds market, including the St Albans' Place Vita Student development and IconInc's Foundry, recognises the need to provide high quality accommodation with additional amenity space and services beyond the traditional PBSA cluster flats. The provision of this type of accommodation within the Leeds student market, will enable the city's universities to be able to attract additional students, including a higher proportion of foreign students.

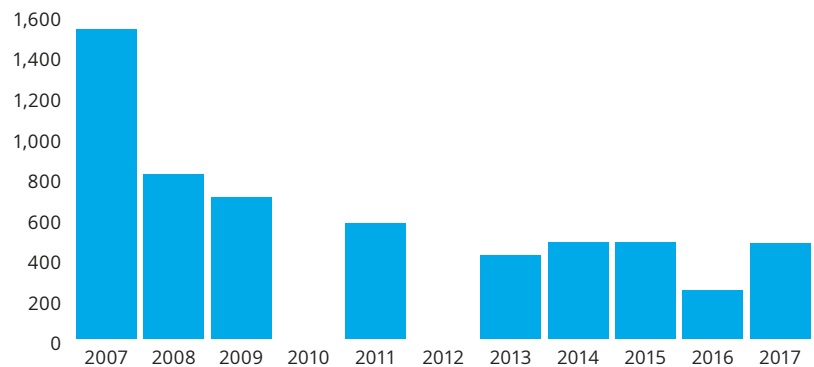
The pipeline for student accommodation remains strong for PBSA in the north of the city centre, with further forthcoming proposals for tall buildings clustering around the Arena Quarter, expected to reach planning stage in 2018.

The stalled Hilton Hotel development site has been purchased by Select Property Group for their second Vita Student development. Having already started work on a new-build student accommodation scheme within the city, the willingness to bring forward a second site shows a high-degree of confidence in the city.

If all schemes with planning permission, and at pre-application stage, reach construction Leeds could see the delivery of approximately 2,500 bedspaces, clustered around the Arena Quarter.

The continued delivery of city centre PBSA will help with the Council's aim to free up traditional family housing elsewhere in the Leeds district, particularly in the Headingley and Hyde Park areas, and will bring additional vitality and activity to the city centre.

Volume of student beds under construction



Source: Deloitte Real Estate

4. Hotel, retail and leisure

Hotel construction slows

2017 saw the completion of four hotels but no new starts. This is a stark contrast to 2016 which saw a significant uplift in new hotel construction. Although there are no hotel schemes currently under construction, there remain a number of new hotels in the development pipeline with plans at the Tetley Brewery site and plans for a Hampton by Hilton at Bridge Street, which together could deliver approximately 600 rooms.

As the city's plans to develop its cultural offering, the delivery of further hotel spaces will be an important factor in contributing to Leeds City Council's cultural vision. Visitor numbers and tourism spending in Leeds is growing faster than the national average¹, and hotel occupancy in 2017 was on average 77% which is similar to the UK average². This suggests that we should expect to see further hotels planned to satisfy expected demand.

Changing the nature of city retailing

The retail and leisure sector no longer dominates the city's development activity as only two new starts for both the retail and leisure sector have been recorded, both consolidating and refurbishing existing stock.

Hammerson's Victoria Gate has continued to open additional leisure offerings including 50,000 sq ft casino and a number of restaurants, consolidating its position as a premier retail and leisure destination.

Land Securities are in the process of refurbishing and sub-dividing the former BHS unit at Trinity Shopping Centre for continued retail use, with the provision of additional leisure space. 33 Bond Street and 53 Albion Street (former Next Clearance unit) is also undergoing a process of refurbishment and subdivision for restaurant and bar uses, including Cosy Club which opened in Q4 2017. This serves to establish this part of the core retail area as a go-to food destination.

The fragmentation of large format retail floorplates is representative of the trend across the retail sector away from large format shopping, with the rise of online retail and the priority of the 'shopping experience' requiring smaller units and conversion to leisure use³.

Future proposals for improved leisure facilities will further cement Leeds as a major retail and leisure destination, such as Hammerson developing plans for Victoria Gate Phase II, which it is understood will provide a predominantly leisure focused offering, and Vastint's proposals for the first phase of the former Tetley Brewery Site which includes up to 15,000 sq ft of space in the outline planning consent. Continued investment in leisure development will allow the city to continue to grow visitor numbers and encourage the future hotel schemes yet to be implemented.

5. Connectivity and public realm

Creating a distinctive gateway

Since the announcement of the HS2 route, the Northern Powerhouse Rail programme plans to provide faster passenger services across the Transpennine Route; the focus of improving connectivity in Leeds has shifted from infrastructure more to developing the visitor experience at the gateway into the city. In November 2017 plans were announced by the Leeds Station Board to create a new destination station within the new Station Masterplan.

The Station Masterplan is intended to connect national, regional and local transport modes and accommodate the planned doubling of growth in passenger numbers using the station over the next 30 years. A key element is reconnecting the station to the city centre, and providing connections to the South Bank to support its regeneration. This is in part proposed through the remodelling the public realm around the station including that along New Station Street to connect the station frontage with City Square, pedestrianising adjoining streets and transforming the dark arches into new retail and leisure spaces.

Leeds City Council also announced details in June 2017⁴ for a Public Transport Investment Programme using the Department for Transport approved funding of £173.5 million for the Leeds Public Transport Programme to improve public transport within the city centre and further afield to meet the expected demand that Leeds growth will create. The proposals include improved bus frequency and facilities, new rail stations, and additional park and ride stations to be substantially delivered by 2020/21.



Source: Leeds City Council

Improving the pedestrian experience

The push to improve the pedestrian connectivity and experience within the city centre is evident across a number of regeneration initiatives. Leeds BID, active since 2015, have worked to create a 'city less grey' with initiatives to improve the existing public realm to create a positive experience for all who use the city, such as through public art in forgotten spaces. These initiatives improve the perception of Leeds, making it a more attractive place to live and work, and ultimately encouraging investment into the city.

This is complemented by a number of pipeline schemes for public realm improvements across the city centre. This includes the City Park at South Bank, granted consent earlier this year, the public realm proposed within largescale regeneration areas such as SoYo, and Monk Bridge, and City Council initiatives including emerging proposals for public realm improvements in the Grand Quarter connecting the city core to the Arena Quarter.

6. Outlook

Sustaining residential growth

With the resurgence in residential development we expect that the confidence in this sector will continue and developments in the pipeline will begin to be brought forward.

The residential sector pipeline, as well as those at pre-planning stage continues to increase, with plans for a number of buildings which will compete for the tallest building title including Heeton Holdings' residential tower at Bridge Street and CEG's proposals in Holbeck. Additionally, a number of major regeneration sites, including Vastint's South Bank development and SoYo have plans for large numbers of residential units.

Culture and experience

Leeds suffered a knockback on the announcement in November 2017 by the European Commission they would not consider UK cities for the Capital of Culture status following Brexit. However, as the work has already been undertaken to develop the cultural initiatives, there is scope for implementation of some of the initiatives, with the support of the private and public sectors. Any such revival of plans will continue to improve the cultural and environmental offer of the city and support the growth of Leeds as a major cultural and visitor destination.

Alongside the cultural development of Leeds, there is the experiential element of the built environment, which is supported by Leeds City Council and Leeds BID who are investing in their public realm, and encouraging large scale developments to provide public realm improvements, such as the City Park at South Bank. This investment is intended to improve the attractiveness of Leeds as a place to live and work, supporting the economic development of the city and aspirations to transform Leeds to create an international destination city.

Inclusive development

Creating inclusive cities, that can be accessed and used by all, is a high priority on the agenda for all UK cities. Following the experience of its Transpennine neighbour, Manchester, Leeds is introducing housing design guidance into its Development Plan to ensure that future residential developments meet the needs of current and future residents of the city centre.

The political motivation in Leeds to ensure the city centre does not grow at the exclusion of certain groups will influence developments, and is supported by proposals such as Citu's Low Fold which includes family housing in the form of townhouses as well as the now prevalent city centre apartment.

Graduate retention key to growth

PBSA and high quality residential, including BTR, plays a key role in attracting students and retaining graduate talent. Leeds City Council has reported a net inflow of graduates⁵ to the city for work, attracted by the strong economy and the growing number of graduate level jobs.

Leeds City Council acknowledges that the delivery of high quality housing and quality of life is key to graduate retention. The growing number of BTR schemes will support the growing economy and attraction of the city.

Pipeline looking even stronger

Although this echoes our 2017 report, it would be remiss to not highlight the strength of the plans in the pipeline. 2017 has seen continued levels of development, with the scale of developments being delivered increasing, and we expect longstanding schemes to continue to be implemented, such as the residential development at SoYo, and the Yorkshire Post site.

It is expected that after 10 years of little or no growth, the residential market will now be the key focus for development in Leeds over the coming years. Whilst this will include a focus on the BTR and student markets, it is the city centre expansion towards the South Bank, following the granting of consent in October 2017 for the first phase of the former Tetley Brewery Site in South Bank which will begin its wholesale regeneration over the coming years.

The last 12 months has been a period of consolidated growth, building on the success of the office and retail markets over recent years. There is now a need for other sectors to grow in order to ensure that Leeds remains a key player in the growth of the economy across the north of England.

7. Development table

No.	Name/Address	Developer	Main Use	Total size (sq ft/units)	Completion Date	Comments
City Core – Under Construction						
1	33 Bond Street and 53 Albion Street	Moorfield Group	Leisure	36,000 sq ft	Q4 2017	The proposal seeks to change the use of the former Next store on Albion Street and 33 Bond Street to provide five individual restaurants.
2	7 Park Row	CBRE Global Investors/Harris	Office/Leisure	40,887 sq ft – office	Q1 2018	Refurbishment of the former regional head office of Lloyd's Bank will provide 9 storeys of Grade A office space. Offering flexible floorplates between 1,453 and 8,810 sq ft. A new restaurant on the ground floor (6,000 sq ft) to be occupied by Busuba Eathai.
3	Merrion House, Merrion Way	Town Centre Securities	Office	170,000 sq ft	Q1 2018	Major refurbishment of Merrion House which will be occupied by Leeds City Council as part of an initiative to reduce the council's office buildings in the city centre. The new six-story extension will feature a new integrated one stop centre on the ground floor, offering the public access to all the main council services plus a number of additional partner services including Leeds City Credit Union and the Volunteer Centre Leeds.
4	Former BHS Unit, Trinity Leeds Shopping Centre	Land Securities	Retail	54,400 sq ft	Q1 2018	Subdivision, change of use and refurbishment of former BHS unit in Trinity Leeds Shopping Centre to form two retail units and a leisure unit.
5	67-83 Cookridge Street	X and X Estates Limited	Student Accommodation	96 studio apartments	Q3 2018	Work commenced Q2 2017 for a £12m student accommodation scheme on Cookridge Street. The scheme will provide 96 self-contained student apartments within a part six – and part eight-storey building.
6	Former Majestic Nightclub, City Square	Rushbond	Office	65,000 sq ft	Q3 2018	Refurbishment and conversion to offices with ancillary leisure uses.
7	Quarry Hill campus	Leeds City College	Education	161,500 sq.ft	Q3 2019	Leeds City College's new £57m Quarry Hill campus to provide 15,000m ² teaching space for Digital & Creative Arts, Leeds College of Music & Health & Social Care.
8	VITA Student, St Alban's Place	Select Property Group	Student Accommodation	376 Units	Q3 2019	Construction has commenced on the Vita Student building on Belgrave Street to provide 376 luxury student bed spaces.

Red text denotes new starts since last Crane Survey.

No.	Name/Address	Developer	Main Use	Total size (sq ft/units)	Completion Date	Comments
9	7 & 8 Wellington Place	MEPC	Office	378,000 sq.ft	Q4 2019	Construction of two conjoined buildings within the Wellington Place development to provide floorplates suitable for occupation by HMRC who have agreed to occupy the whole 378,000 sq.ft.
City Core - Completions						
10	Premier Inn Hotel, Whitehall Road	Town Centre Securities	Hotel	136 rooms	Q1 2017	Town Centre Securities, the Leeds-based developer, has agreed a 25-year lease with the leisure group to create a 136-room hotel at its Whitehall Riverside scheme.
11	Platform, New Station Street	Bruntwood	Office	116,209 sq ft	Q2 2017	Shoosmiths will occupy 9,720 sq ft of floorspace. The building will also benefit from a £2m grant from Leeds City Council to create a new technology hub, with a number of start up tech companies having located there and Futurelabs taking space in Q4 2017.
12	X1 Aire, East Street	Knight Knox/X1	Residential	147 Units	Q2 2017	Buy-to-let residential accommodation built over 12 floors, the scheme provides one and two bed apartments along with five luxury penthouses.
13	The Leeming Building, Vicar Lane	Freshwater Group	Office	27,000 sq ft	Q2 2017	The building which fronts Leeds Market is arranged over 4 floors.
14	Merrion Hotel, Wade Road	Town Centre Securities	Hotel	134 rooms	Q2 2017	The hotel is operated by IBIS and the scheme also includes a Marco Pierre White restaurant.
15	5 South Parade	YPP	Residential	34 units	Q3 2017	The residential provides 34 luxury studio apartments.
16	Dakota Hotel, Greek Street	Evans Property Group	Hotel	90 rooms	Q3 2017	This scheme forms part of Evans Property Group's £20 million investment into the Bond Court area of Leeds.
17	Cloth Hall Court, Quebec Street	Leeds Beckett University	Education	40,000 sq.ft	Q3 2017	Well Met Conferencing, the conference office at Leeds Beckett University have refurbished Cloth Hall Court to provide a dedicated conferencing venue.
18	Mansio Suites, Park Square	Samara Group	Hotel	25 apartments	Q4 2017	Conversion from office to residential, to provide 25 serviced apartments/aparthotel units.

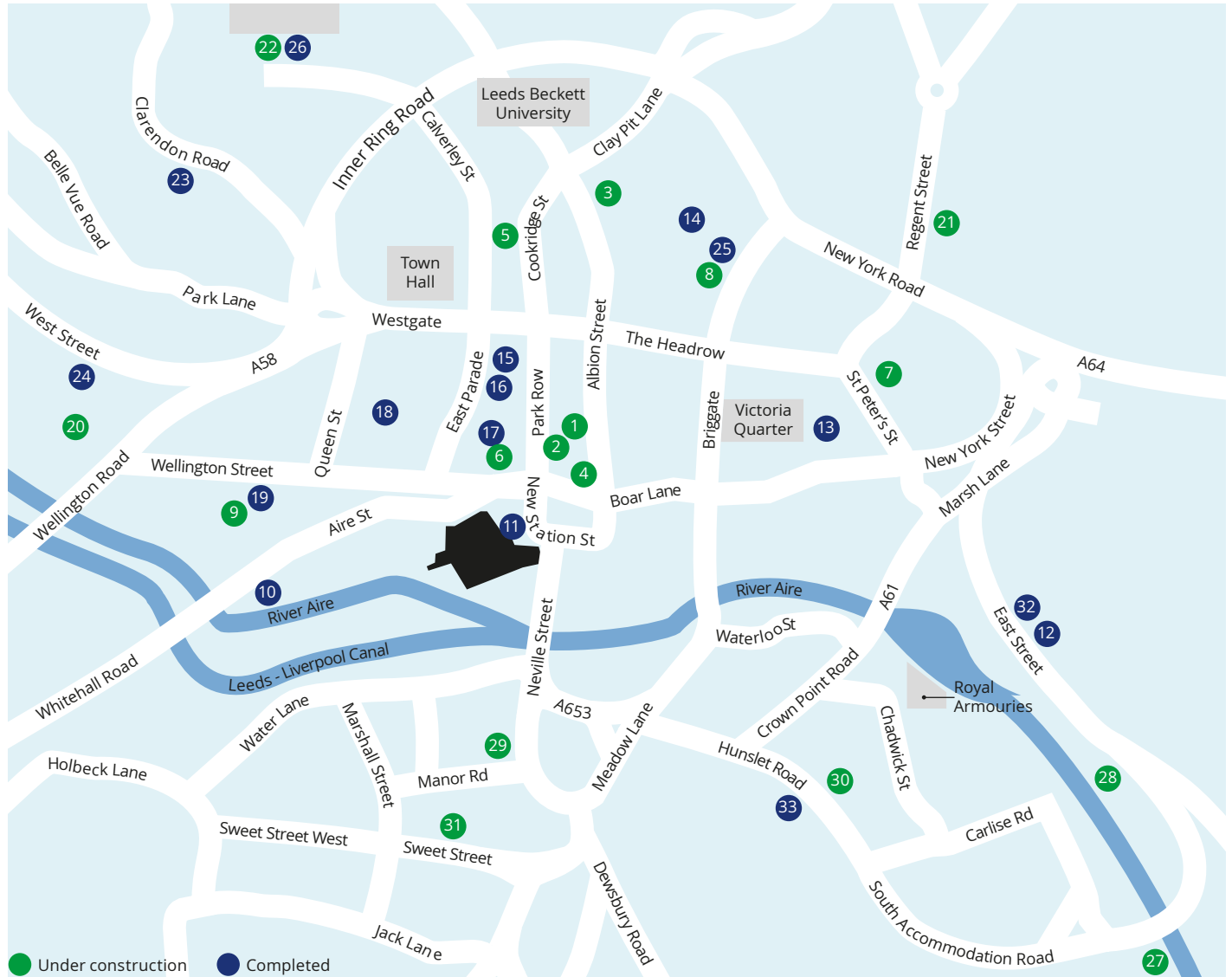
Red text denotes new starts since last Crane Survey.

No.	Name/Address	Developer	Main Use	Total size (sq ft/units)	Completion Date	Comments
19	3 Wellington Place	MEPC	Office	106,594	Q4 2017	This six-storey development has been constructed on a speculative basis.
Other Fringe – Under Construction						
20	84 Kirkstall Road	KMRE Group	Residential	111 units	Q2 2019	PRS high quality development of 1, 2, and 3 bedroom apartments.
21	Mabgate Gateway	KMRE Group	Residential	92 units	Q3 2019	High specification new build apartments in the Mabgate area designed to be operated under the PRS model.
22	University of Leeds	University of Leeds	Education	284,140 sq ft	Q2 2020	Nexus Innovation & Enterprise centre (£40m) (107,640 sq ft) started Q1 2017 and is expected to complete Q3 2018. ICEPS Advanced Research Building (£96m) (176,500 sq ft) commenced Q2 2017 and is expected to complete Q2 2020.
Other Fringe – Completed						
23	Clarendon Quarter, St Johns Road	ALG	Residential	320 apartments	Q1 2017	The development comprises the conversion of a former school and new build to provide 259 apartments for key workers and 61 private residential apartments. Once operational the development will be managed by LIV.
24	Foundry, Cavendish Street	BlackRock Real Estate/ Ashcourt Group	Student Accommodation	239 beds	Q3 2017	This student housing development also includes a premium amenity offer, including cinema space, a music room, gym, common room, cycle storage and a terraced outdoor courtyard.
25	Havana Residence, Wade Lane	YPP	Residential	79 units	Q3 2017	The development is located in the Arena Quarter in Leeds and provides 79 luxury residential apartments. The development completed in Q3 2017 and is fully let for 2017/18.
26	University of Leeds	University of Leeds	Education	401,963 sq ft	Q4 2017	School of Chemical and Process Engineering refurbishment commenced Q3 2015 completed in Q4 2017 (142,210 sq ft). Edward Boyle Library (£15.3m) (129,753 sq ft), which started construction in Q2 2015 completed in Q1 2017. Refurbishment of the students' union commenced Q2 2016. The union covers approximately 130,000 sq ft and completed in Q3 2017.

Red text denotes new starts since last Crane Survey.

No.	Name/Address	Developer	Main Use	Total size (sq ft/units)	Completion Date	Comments
Water Fringe – Under Construction						
27	Victoria Riverside	JM Construction	Residential	327 apartments	Q1 2021	JM Construction have been working with Leeds City Council to implement and develop the existing planning permission for the site which approves 327 dwellings as the first phase of a mixed use development.
28	Low Fold, East Street	Citu	Residential	312 units	Q2 2018 (Phase 1)	Citu have begun work on the first phase of their 'Climate Innovation District' with the development of Low Fold, a residential development of 312 units including apartments and family housing, with associated public realm.
29	4 Victoria Place	MPS	Office	10,850sqft	Q2 2018	A refurbishment of the existing office building, due for completion in Q2 2018.
30	Leeds College of Building, Black Bull Street	Leeds College of Building	Educational	56,000sq ft	Q4 2018	Four storey building with a range of classrooms, workshops and a central atrium.
31	Sweet Street/ Manor Road	Dandara	Residential	744 apartments	Q2 2019	Development of four buildings up to xx storeys to include 744 apartments to be operated under the PRS model. Dandara received funding from HSBC and Home Building Fund to deliver a number of sites including this one.
Water Fringe – Completed						
32	East Point	Fortis	Residential	39 units	Q2 2017	Conversion of existing building to provide 39 unit residential apartment building.
33	Printworks	Leeds City College	Education	53,820 sq ft	Q3 2017	Construction work commenced in Q4 2016 on the final phase of a £10m development at Leeds City College's Printworks Campus. This phase of the renovation will turn the historic Printhead into a new learning space which will house the School of Technology and the commercial services that the college offers.

Red text denotes new starts since last Crane Survey.



8. Contacts



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Endnotes

1. Leeds City Council report to Executive Committee, Hotel Investment in Leeds, 19 April 2017 <http://democracy.leeds.gov.uk/documents/s158073/Hotel%20Investment%20Cover%20Report%20050417.pdf>
2. Source: STR Global Ltd. Republication or other re-sue of this data without the express written permission of STR Global is strictly prohibited.
3. The Digital Divide, 2017 - <https://www2.deloitte.com/content/dam/Deloitte/us/Documents/consumer-business/us-grocery-digital-divide-final.pdf>
4. Leeds City Council report to Executive Committee– Leeds Public Transport Investment Programme (June 2017): <http://democracy.leeds.gov.uk/mgConvert2PDF.aspx?ID=162272>
5. Leeds City Council Report to Executive Board – Graduate retention and mobility and its impact on the Leeds Economy (21st June 2017): <http://democracy.leeds.gov.uk/mgConvert2PDF.aspx?ID=162389>

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