

SCRUTINY BOARD (HOUSING AND REGENERATION)

Meeting to be held in Civic Hall, Leeds, LS1 1UR on
Tuesday, 24th March, 2015 at 1.30 pm

(A pre-meeting will take place for ALL Members of the Board at 1.00 pm)

MEMBERSHIP

Councillors

C Campbell	Otley and Yeadon;
D Collins	Horsforth;
P Grahame	Cross Gates and Whinmoor;
J Illingworth	Kirkstall;
M Iqbal	City and Hunslet;
D Nagle	Rothwell;
J Procter (Chair)	Wetherby;
J Pryor	Headingley;
A Smart	Armley;
C Towler	Hyde Park and Woodhouse;
G Wilkinson	Wetherby;

Please note: Certain or all items on this agenda may be recorded

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25* of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded).</p> <p>(* In accordance with Procedure Rule 25, notice of an appeal must be received in writing by the Head of Governance Services Officer at least 24 hours before the meeting).</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:</p> <p>No exempt items have been identified.</p>	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
3			LATE ITEMS To identify items which have been admitted to the agenda by the Chair for consideration. (The special circumstances shall be specified in the minutes.)	
4			DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.	
5			APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES To receive any apologies for absence and notification of substitutes.	
6			MINUTES - 24 FEBRUARY 2015 To confirm as a correct record, the minutes of the meeting held on 24 February 2015.	1 - 4
7			2014/15 QUARTER 3 PERFORMANCE REPORT To consider performance management information relating to services within this Board's portfolio	5 - 16
8			FINANCIAL POSITION STATEMENT 2014/15 - CITY DEVELOPMENT AND ENVIRONMENT AND HOUSING DIRECTORATES To consider a financial update report in relation to services within this Board's portfolio	17 - 24
9			EAST LEEDS ORBITAL ROAD To consider a progress report in relation to the East Leeds Orbital Road	25 - 34

Item No	Ward/Equal Opportunities	Item Not Open		Page No
10			DELIVERING HOUSING ON COUNCIL BROWNFIELD LAND - QUARTERLY UPDATE To consider a quarterly progress report in relation to the development of housing on council owned brownfield land	35 - 44
11			RECOMMENDATION TRACKING To track recommendations from previous scrutiny inquiries	45 - 50
12			WORK SCHEDULE To agree the Board's work schedule for the remainder of the municipal year	51 - 60
13			DATE AND TIME OF NEXT MEETING Tuesday 28 April 2015 at 1.30pm (pre-meeting for all Board Members at 1.00pm)	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
			<p>THIRD PARTY RECORDING</p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete. 	

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SCRUTINY BOARD (HOUSING AND REGENERATION)

TUESDAY, 24TH FEBRUARY, 2015

PRESENT: Councillor J Procter in the Chair

Councillors D Collins, P Grahame,
J Illingworth, M Iqbal, D Nagle, J Pryor,
A Smart and C Towler

71 Late Items

There were no late items.

72 Declaration of Disclosable Pecuniary Interests

There were no disclosable pecuniary interests declared to the meeting.

73 Apologies for Absence and Notification of Substitutes

Apologies for absence were submitted by Councillors C Campbell and G Wilkinson. There were no substitute Members in attendance.

74 Minutes - 20 January 2015

RESOLVED – That the minutes of the meeting held on 20 January 2015 be approved as a correct record.

75 Housing Investment Strategy

A report of the Property and Contracts (Investment Strategy Team) was submitted which updated the Scrutiny Board on the latest position regarding capital investment requirements for the Council's housing stock over the next 30 years.

A copy of the investment requirements was appended to the report for Members' information.

The following were in attendance:

- Councillor Gruen, Executive Board Member (Neighbourhoods, Planning and Personnel)
- Steve Hunt, Chief Officer (Property and Contracts)
- Mark Grandfield, Head of Strategy and Investment
- Phillip Charlton, Investment Strategy Manager.

The key areas of discussion were:

- Managing the short-term shortfall in resources and excess investment requirements.
- Confirmation that a report was being submitted to the March Executive Board. Housing Advisory Board had established a working group to identify solutions.
- Confirmation that the department adopted a city wide approach to prioritising works.
- Support for the substantial investment to upgrade heating in high rise buildings over the next 5 years.
- Potential to increase borrowing gap, although dependent on central government response to a request for the cap to be increased.
- The benefits of a whole estate approach to investment and renewal, particularly in terms of keeping track of works undertaken and sharing information with tenants.
- Confirmation that the detailed programme was set and revised on an annual basis.
- Improvements in the information on stock condition.
- Improvements in the procurement of components and spares.
- Acknowledgement of the need to provide Members with more detailed ward based information.

RESOLVED – The Scrutiny Board notes the contents of the report and:

- The 30-year investment requirements set out in Appendix 1; and
- The smoothing options for 2015/16 - 2018/19.

(Councillor D Collins joined the meeting at 1.40pm during the consideration of this item.)

76 Work Schedule

The Head of Scrutiny and Member Development submitted a report which detailed the Scrutiny Board's work schedule for the current municipal year.

The following information was appended to the report:

- The Scrutiny Board's work schedule
- Minutes of the Tenant Scrutiny Board meeting held on 21 January 2015
- Minutes of the Executive Board meeting held on 11 February 2015.

The Board was informed that consultation on the lettings policy was not due to start until May, so the working group in March had now been postponed.

Members briefly discussed processes for the allocation of affordable housing. It was suggested that the Board reviewed the processes of other local authorities.

RESOLVED –

- (a) That subject to the above amendment, the Board's work schedule be approved.
- (b) That the Board reviews the processes of other local authorities for the allocation of affordable housing.

77 Date and Time of Next Meeting

Thursday, 24 March 2015 at 1.30pm (pre-meeting for all Board Members at 1.00pm)

(The meeting finished at 2.05pm)

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Report of Directors of Environment and Housing, and City Development

Report to Housing and Regeneration Scrutiny Board

Date: 24 March 2015

Subject: 2014/15 Quarter 3 Performance Report

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. This report provides a summary of performance against the strategic priorities for the council and city relevant to the Housing and Regeneration Scrutiny Board, in line with the process agreed at the Board's meeting on 4 February 2014.

Recommendations

2. Members are recommended to
 - Note the Quarter 3 performance information in Appendix 1 and the issues which have been highlighted and consider if they wish to undertake further scrutiny work to support improvement over the coming year in any of these areas.
 - Note the additional information in Appendix 2 which was requested by the Board at the previous meeting.

1 Purpose of this report

- 1.1 This report presents a summary of the quarter three performance data for 2014-15, and provides an update on progress in delivering the relevant priorities in the City Priority Plan 2011-15 and the Best Council Plan 2013 - 17.

2 Background information

- 2.1 Members will note that the delivery of City Priority Plan (CPP) is shared with partners across the city while the Best Council Plan (BCP) sets out the Council's key objectives and priorities. This report provides an overview of the performance relating to both plans enabling the Scrutiny Board to consider and challenge the council's performance as well as seeking to influence partners' contributions through existing partnership arrangements.
- 2.2 This report includes an Appendix showing a summary of performance at Quarter 3 across both CPP and BCP priorities (Appendix 1). This report also includes a further appendix (Appendix 2) which provides additional detail as requested by the Board at the previous meeting.

3 Main issues

- 3.1 Appendix 1 shows progress at Quarter 3 against the priorities relevant to the Housing and Regeneration Scrutiny Board within the City Priority Plan and the Best Council Plan. Members will see that some of the indicators are designed to track trends rather than report against specific targets, and for these reasons the trend indicators have not been rated. The main performance issues arising from this progress report are given below:

3.2 City Priority Plan

- 3.2.1 CPP performance measures are broadly on track with no areas posing any significant concerns. Members may wish to note the following:
- As previously advised, Decency is no longer reported. This NI58 Indicator has been suspended as the government funding on which this calculation is based has ceased. The service is considering a revised indicator to measure performance against a new housing standard for Leeds.

3.3 Best Council Plan

- 3.3.1 In relation to BCP measures, the majority are showing improving performance within the context of significant service changes and external impacts. Members' attention are drawn to the following performance areas:
- **Housing Growth Target**
The red rating assigned to the indicator 'achieve the housing growth target' reflects that as at quarter 3, the number of empty properties increased by 1,097, however 1,417 new homes had been developed to date. Including both empty properties and newly developed homes, it is currently projected that the 2014/15 year end figure will be 2,598 homes, i.e. a shortfall of 1,062 homes compared to the 2014/15 Core Strategy target of 3,660 homes.

The 'long term (6 months plus) empty properties returned to use' aspect of this indicator relates to private sector properties excluding 2nd homes, Registered Social Landlord properties, student accommodation and partially occupied shared accommodation. The target for this element is to achieve a net reduction of 400 from the position at the end of March 2014 (4,747 homes).

The latest monthly figure for the end of December shows this figure to be currently standing at 5,844 (i.e. an increase of 1,097 on the March figure). This figure has a tendency to fluctuate throughout the year.

The number of long term empty properties in the city is calculated from data held by Council Tax. Whilst the quarter three end figures show an increase of 1,097 in empty properties this is not the actual picture of the number of long term empties but represents a statistical quirk as a result of Council Tax activity. At the end of November 2014 the number of long term empty properties stood at 3,976 a reduction of 771 from 1st April 2014. However, in December Council Tax review the number of properties receiving a student exemption. If the service have not received notification that the property continues to be occupied by students the exemption is removed. The properties are flagged as long term empty properties until such time as the owner or tenants confirm that they are occupied by students. This process is normally complete by the end of quarter four and the number of long term empties returns to normality.

The drop in newly developed homes, relative to previous years, is largely the result of national drivers slowing demand and affecting market recovery in Leeds, including the mortgage market review, messages about interest rates and nervousness about weaker growth prospects across the Eurozone. Quarter 3 has started to show an increase in completions at 542 homes within the quarter, with totals for the first three quarters of 1,417 new homes.

Currently, year-end projections for newly built homes indicate that 2,198 new homes are likely to be developed by the end of 2014/15. Projections of future housing growth are estimated by considering past trends and also by assessing the wider housing market context. There are currently 113 active sites with planning permission with 25 of these sites to deliver 50 plus homes.

Housing starts and completions are picking up and whilst the Council will not meet its target for 2014/15, there are signs that these should be more achievable in 2015/16. This will largely be dependent on improvements in delivery by volume house builders, as currently figures are being bolstered by the Council's delivery of affordable housing, empty properties returned to use and also by development on smaller sites. The Housing Growth Team will continue to identify opportunities to accelerate growth and to closely monitor the situation.

- The energy efficiency performance measure is a city-wide cross sector measure designed to capture all energy efficiency measures delivered to Leeds' properties by any provider, including the Council. The Council's performance has been reported for previous quarters but the position across all providers has been traditionally difficult to obtain. However, we are now able to report figures for citywide delivery from the Department of Energy and Climate Change for measures installed either using ECO or Green Deal Cashback. The Quarter 2 figures show we are on target to meet the 5,000 measures. (Please note that due to the delay in receiving these figures from this external source, we are only able to report up to quarter 2 at present).
- Housing Leeds actual spend and commitments to period 9 is £36.3m equating to 58% of revised available resources at period 9, an increase of 9% from period 8. The

projection to outturn at period 9 has been revised to £63m from £64m at period 8 due to further slippage of the 2014/15 Housing Leeds commercial vehicle replacement programme.

- Rent collection performance for Q3 2014-15 is 97.24%. Whilst this is short of the 98.06% target, it is an identical position to December last year, following a similar fall over the Christmas period.
- Arrears currently stand at £5.81M which is £0.62M higher than the same period last year. Under occupancy continues to have an impact on arrears; in response, a campaign to reduce arrears will take place during quarter 4.
- Annual Tenancy Visits (ATVs) - Overall, performance continues to improve towards the 100% year-end target although performance remains below the 75% target for the end of Q3. The service does have a 10% staffing vacancy rate which is having an impact on some areas of service delivery, including ATVs. No accesses also continue to have an impact. The recent recruitment to fill a number of vacant posts and the reduced patch sizes following the restructure will help staff to work towards the 100% year-end target. Staff teams across all areas are driving performance improvements through measures such as setting of weekly targets and targeted ATV action days.

Tenant Scrutiny Board is currently undertaking an enquiry into ATVs and will present its findings in February. These will be used to refine the ATV process for 2015/16.

- Performance on % of Repairs completed within target stands at 87.04% at the end of quarter 3. There have been significant performance issues affecting East performance due to delays in completing non-urgent plastering and bricklaying work. This is being addressed through on-going recruitment of the appropriate trade operatives.
- Tenant satisfaction – the 2014 STAR survey has now taken place and we anticipate having year end headline figures available in April / May 2015 for quarter 4 reporting.
- Gross average re-let days - South and South East is currently the only area to remain above the 30 day target. This has however, brought the citywide average turnaround time to just over the 30 day target at 30.59 days. This is just under 5 days better than for the same period in 2013/14.
- The number of lettable void properties at the end of quarter 3 stands at 569; however 160 of these are new builds or full refurbishments which, when discounted, leave a figure of 409 which is a reduction on the same period last year.
- The percentage of adaptations completed within target timescales currently stands at a combined figure of 85% with split figures of 94% for Health and Housing and 68% for Social Care (end of quarter 3). Health and Housing performance has improved significantly, moving from the 50th percentile in 2010/11 to the 90th currently, despite more demanding targets that include shorter timescales to complete works. The % cases not completed are often extensions with in-built delays.

As advised in the previous performance report, in April 2015, the delivery of adaptations is set to alter. Currently public and private tenure properties are dealt with separately but this is set to change with one team becoming responsible for assessment and another for delivery of adaptations across all tenures. The service does not plan to review this indicator pending the proposed changes.

- Under Occupation - The number of tenancies affected by under-occupation has reduced by 162, from 5,472 to 5,310. This is the lowest figure this financial year. Throughout this financial year, the overall number has reduced slightly from 5541 at year end to 5310, a reduction of 4%.

Of the 5,310 tenancies affected by under occupation in December, 1417 have incurred arrears since Under Occupation was introduced. The arrears on these accounts amount to £193,063 and the total debt on accounts with tenants affected by Under Occupation stands at £784,936.

A year end strategy has been developed and will be worked upon throughout the next couple of months. This will aim to increase key activity on rent collection and arrears recovery. Training has recently been provided to all team leaders and housing managers on good practice on rent collection and arrears. Further sessions are being planned for February. Housing Management will continue to support tenants affected by Under Occupation and Welfare Change and the good practice and learning outcomes from the Multi Story Flat Project will be utilised where possible to offer support to other tenants affected by Under Occupation.

4.1 Consultation and Engagement

- 4.1.1. This is an information report and as such does not need to be consulted on with the public. However all performance information is published on the council's website and is available to the public.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 This is an information report and not a decision so it is not necessary to conduct an equality impact assessment. However, some of the data provided will link to wider issues of equality and diversity and cohesion and integration, and there may be occasions when Scrutiny Board members will want to look more closely at these issues, and may request further information to inform their investigations.

4.3 Council policies and City Priorities

- 4.3.1 This report provides an update on progress in delivering the council and city priorities in line with the council's performance management framework.

4.4 Resources and value for money

- 4.4.1 There are no specific resource implications from this report, although some performance indicators relate to financial and other value for money aspects.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 All performance information is publicly available and is published on the council website. This report is an information update providing Scrutiny with a summary of performance for the strategic priorities within its remit and as such is not subject to call in.

4.6 Risk Management

- 4.6.1 There is a comprehensive risk management process in the Council to monitor and manage key risks. This links closely with performance management.

5 Conclusions

- 5.1 This report provides a summary of performance against the strategic priorities for the council and city related to the Housing and Regeneration Scrutiny Board.

6 Recommendations

- 6.1 Members are recommended to:

- Note the Quarter 3 performance information in Appendix 1 and the issues which have been highlighted and consider if they wish to undertake further scrutiny work to support improvement over the coming year in any of these areas.
- Note the additional information in Appendix 2 which was requested by the Board at the previous meeting.

7 Background documents¹

- 7.1 City Priority Plan 2011 to 2015
- 7.2 Best Council Plan 2013 - 17

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

	A	B	C	D	E	F	G	I	J
1	APPENDIX 1 - Housing and Regeneration Performance Information Quarter 3 2014/15								
2	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)	Quarter 3 2014/15 (Q3) Result (*cumulative)
3	Partnership Performance (City Priority Plan 2011-15)	Best City to Live	LIV 1 - Maximise regeneration investment to increase housing choice and affordability	PI: Increase the number of new affordable homes built each year	>690 Homes	690* homes <div></div>	170* homes <div></div>	382* homes <div></div>	582* homes <div></div>
4				PI: Increase the number of long- term empty properties brought back into use	3200 total long term (6m+) private sector empty properties occupied	3124* <div></div>	694* <div></div>	1,862* <div></div>	2,427* <div></div>
5			LIV 2 - Enable growth of the city whilst protecting the distinctive green character of the city.	PI: Minimum ratio of 65:35 development of new homes on brownfield: greenfield land	>=65:35 ratio	74:26* ratio <div></div>	69:31* ratio <div></div>	73:27* ratio <div></div>	77:23* ratio <div></div>
6	Within Council Performance (Best Council Plan 2013-17)	Promote sustainable and inclusive economic growth	Maximising housing growth to meet the needs of the city in line with the Core Strategy	PI: Achieve the Housing Growth target (New homes, conversions, extra care housing and net reduction of long term (6 months) empty properties)	3,660 homes	2,491 Homes (City Dev only) <div></div>	398 New Homes (City Dev only) <div></div>	1723* <div></div>	320* <div></div>
7			Developing a low carbon, resilient energy infrastructure for the city	PI: Joint delivery of 5,000 energy efficiency measures in Leeds' properties per year	5,000 (cross sector delivery)	13,102* <div></div>	2,240 <div></div>	3,751 <div></div>	Latest available figures are for Q2 2014/15
8				PI: Increase number of homeless preventions	>4,587 (2013-14 YE)	4587* <div></div>	1318* <div></div>	2425* <div></div>	3,528* <div></div>
9				PI: Reduce number of homeless acceptances	<340 (2013-14 YE)	340* <div></div>	83* <div></div>	214* <div></div>	280* <div></div>
10				Tracker: % of Capital Programme left to spend	To spend 100% of annual profile by end of year			Period 6 - 29%	Period 9 - 58%
11				PI: % of rent collected	City - 98.06% S&SE - 97.63% BITMO - 97.53% E&NE - 98.69% W&NW - 97.88%	City - 97.85% S&SE - 97.32% BITMO - 97.14% E&NE - 98.54% W&NW - 97.68% <div></div>	City - 97.71% S&SE - 97.12% BITMO - 97.12% E&NE - 98.16% W&NW - 97.79% <div></div>	City - 97.70% S&SE - No info BITMO - 97.02% E&NE - No info W&NW - No info <div></div>	City - 97.24% S&SE - 96.79% BITMO - 96.69% E&NE - 97.77% W&NW - 97.21% <div></div>

	A	B	C	D	E	F	G	I	J
	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)	Quarter 3 2014/15 (Q3) Result (*cumulative)
2	Other housing measures			Tracker: Current tenants arrears (£'s)		4.51m	4.69m	4.86m	5.81m
12				PI: % of annual tenancy visits completed - YTD	Milestone Targets - Q1 - 25% Q2 - 50% Q3 - 75% Q4 - 100%	City - 73.12% S&SE - 65.85% BITMO - 38.59% E&NE - 93.22% W&NW - 63.52%	City - 21.80% S&SE - 17.72% BITMO - 35.26% E&NE - 23.57% W&NW - 21.86%	City - 44.41% S&SE - 42.79% BITMO - 53.11% E&NE - 47.84% W&NW - 41.98%	City - 61.87% S&SE - 57.71% BITMO - 64.99% E&NE - 68.72% W&NW - 59.05%
13				PI: % of repairs completed within target	99%	City - 94.29% S&SE - 95.64% BITMO - 97.59% E&NE - 92.77% W&NW - 95.05%	City - 89.48% S&SE - 96.71% BITMO - 99.84% E&NE - 79.32% W&NW - 98.07%	City - 88.42% S&SE - 94.39% BITMO - 97.11% E&NE - 81.41% W&NW - 94.39%	City - 87.04% S&SE - 95.45% BITMO - 96.52% E&NE - 75.44% W&NW - 95.42%
14				PI: % overall satisfaction with services provided	74% (Tenant Satisfaction Survey 2012-13)			In progress	In progress
15				PI: gross average relet days	<30 days	City - 34.14 S&SE - 39.57 BITMO - 40.92 E&NE - 26.49 W&NW - 36.12	City - 28.73 S&SE - 37.21 BITMO - 22.93 E&NE - 24.21 W&NW - 27.90	City - 29.30 S&SE - 36.49 BITMO - 29.00 E&NE - 25.36 W&NW - 28.76	City - 30.59 S&SE - 37.26 BITMO - 27.19 E&NE - 26.45 W&NW - 29.75
16									

	A	B	C	D	E	F	G	I	J
	Area	Objective	Priorities	Our Measures (PI = Performance Indicator)	Target/ Milestone	Quarter 4 2013/14 (Q4) Result (*cumulative)	Quarter 1 2014/15 (Q1) Result (*cumulative)	Quarter 2 2014/15 (Q2) Result (*cumulative)	Quarter 3 2014/15 (Q3) Result (*cumulative)
2				PI: number of lettable voids	City - <559 S&SE - <165 BITMO - <27 E&NE - <135 W&NW - <249	City - 413 S&SE - 122 BITMO - 34 E&NE - 124 W&NW - 133 (Week 53) <div></div>	City - 351 S&SE - 90 BITMO - 20 E&NE - 108 W&NW - 133 (Week 12) <div></div>	City - 460 S&SE - 170 BITMO - 16 E&NE - 119 W&NW - 155 (Week 26) <div></div>	City - 569 S&SE - 251 BITMO - 15 E&NE - 136 W&NW - 167 (Week 39) <div></div>
17				Tracker: number of households in PSL/ALMO temporary accommodation		2	2	8	4
18				Tracker: number of new unauthorised encampments (LCC land)		15	13	9	4
19				Tracker: number of new unauthorised encampments (private land)		4	5	0	0
20				PI: % adaptations completed within target timescales (H&H and Social Care)		88%	92% <div></div>	79% <div></div>	85% <div></div>
21				Tracker: Count of all under-occupation cases		City - 5541 S&SE - 1325 BITMO - 178 E&NE - 2072 W&NW - 1966	City - 5555 S&SE - 1340 BITMO - 166 E&NE - 2061 W&NW - 1988	City - 5463 S&SE - 1307 BITMO - 164 E&NE - 2049 W&NW - 1943	City - 5310 S&SE - 1459 BITMO - 156 E&NE - 1811 W&NW - 1884
22				Tracker: Under-occupation total debt	March 2013: City – 634,209, AVHL – 183,026, BITMO – 14,932, ENEHL – 183,809, WNWHL – 252,442	City - 635,364 S&SE - 207,036 BITMO - 24,763 E&NE - 154,749 W&NW - 248,817	City - 682,689 S&SE - 226,288 BITMO - 16,131 E&NE - 175,700 W&NW - 264,570	City - 694,911 S&SE - 229,764 BITMO - 19,644 E&NE - 181,673 W&NW - 263,831	City - 784,936 S&SE - 272,990 BITMO - 24,199 E&NE - 200,731 W&NW - 287,016
23									

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APPENDIX 2 - Housing and Regeneration Performance Information Quarter 3 2014/15 (Additional Information)

Repairs Performance by Priority Code			
Priority Code	Priority Name		% Met
1	Emergency	Completed within 24 hours	94.72%
2	Priority Internal	Completed within 3 working days	91.34%
3	General Internal	Completed within 20 working days	96.36%
4	Priority External	Completed within 3 working days	83.08%
5	General External	Completed within 20 working days	94.61%

(Please note that the above table shows responsive repairs only and excludes such jobs as statutory gas servicing and repairs)

% of adaptations meeting overall targets			
Overall			
Priority Category	Total number of Cases	Number of Cases Target Met	Percent Achieved
Urgent	203	145	71.43%
Standard	831	729	87.73%
All	1034	874	84.53%

No. of Tenants Wanting to Downsize - Entitlement Compared to Existing No. of Bedrooms						
Entitlement	Existing No. of Bedrooms*					Total Tenancies
	1	2	3	4	4+/5	
1		256	147	7	2	412
2			117	10	2	129
3				5	2	7
4					3	3
*All types of property (e.g. flat / house) including sheltered.						551

(Please note that the table above refers to active applications only)

Rent Arrears at Local Level			
	Nov		Dec
E&NE			
ALWOODLEY	2.25%		2.42%
BURMANTOFTS & RICHMOND HILL	1.96%		2.24%
CHAPEL ALLERTON	2.40%		2.88%
GIPTON & HAREHILLS	1.56%		1.82%
HAREWOOD	1.29%		1.29%
KILLINGBECK & SEACROFT	2.27%		2.62%
MOORTOWN	1.73%		1.73%
ROUNDHAY	1.87%		2.07%
WETHERBY	0.75%		0.89%
S&SE			
ARDSLEY & ROBIN HOOD	2.73%		2.93%
BEESTON & HOLBECK	3.39%		3.67%
CITY & HUNSLET	2.70%		2.96%
CROSSGATES & WHINMOOR	3.30%		3.62%
GARFORTH & SWILLINGTON	2.02%		2.02%
KIPPAX & METHLEY	2.06%		2.20%
MIDDLETON PARK	3.16%		3.42%
MORLEY NORTH	2.72%		2.84%
MORLEY SOUTH	2.48%		2.74%
ROTHWELL	2.85%		3.09%
TEMPLE NEWSAM	2.18%		2.66%
W&NW			
ADEL & WHARFEDALE	1.96%		2.14%
ARMLEY	2.81%		3.03%
BRAMLEY & STANNINGLEY	2.92%		3.18%
CALVERLEY & FARSLEY	1.50%		1.67%
FARNLEY & WORTLEY	2.80%		3.06%
GUISELEY & RAWDON	1.59%		1.80%
HEADINGLEY	2.13%		2.54%
HORSFORTH	2.12%		2.41%
HYDE PARK & WOODHOUSE	2.28%		2.58%
KIRKSTALL	2.68%		3.01%
OTLEY & YEADON	1.98%		2.20%
PUDSEY	1.93%		2.13%
WEETWOOD	2.22%		2.60%

Under Occupancy Cases at Legal Proceedings :

This year there have been 15 cases, where the tenant is underoccupying, which have proceedings for arrears being taken against them. This is a long process and tenants are given support and opportunity to resolve the situation and come to an agreement, and to date only 1 case has resulted in an eviction. 15 is equivalent to 0.28% of all underoccupying tenants.

Rent arrears are fluctuating account balances and hence will vary from month to month as the figures for Nov and Dec show. The figure indicates the amount of the rent roll to collect that is outstanding in arrears (unpaid).

Information about former council houses bought under right to buy legislation and then rented out privately to tenants who claim Housing Benefit:

This data is not available. Once a property is in private ownership we do not know whether or not it is rented out.

Introduction of one or more indicators on energy efficiency measures:

The Energy team from Environment and Housing and PPP&PU from Strategy and Resources have been brought together in order to improve the overall coordination of the programme, develop multi-disciplinary teams and reduce duplication / improve prioritisation. The objectives of each individual will be collectively reviewed to ensure that the focus is on project delivery, specifically linked to the overarching low carbon programme for which a suite of appropriate project indicators will be developed.

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Report author: R.Ellis/S.Criddle
Tel: 2474291/(393)50169

Report of: Directors of Environment and Housing and City Development

Report to: Scrutiny Board (Housing and Regeneration)

Date: 24th March 2015

Subject: Financial Position Statement 2014/15 – City Development and Environment and Housing Directorates

Are specific electoral Wards affected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, name(s) of Ward(s):		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

1. Summary of main issues

- 1.1 At the request of the Scrutiny Board, the purpose of this report is to provide Members with a financial position statement of the City Development and Environment and Housing Directorate's in relation to this Board's responsibilities at period 10 of the financial year 2014/15.
- 1.2 The attached information has been provided by the relevant Head of Finance for the Board's consideration in relation to:-
 - Housing Revenue Account (section 2)
 - Housing Regeneration (section 3)
 - Housing General Fund (section 4)
 - Capital programme (section 5)

2. Housing Revenue Account

2.1 Summary

At the end of Period 10 the HRA is projecting a surplus of £(2.4)m which is a net movement of £(0.2)m from Period 9. Key movements are additional savings on repairs to dwellings £(0.2)m, savings of £(0.1)m in relation to the Tenant Mobility Scheme pilot and additional income from leaseholder contribution to capital works £(0.2)m. These positive movements are offset by an additional charge of £(0.3)m which reflects the cost of staff commissioning HRA Supporting People contracts.

2.2 Key Variances - Income

Income from rents is projected to be £(1.0)m more than budget. This is primarily due to the actual level of voids being less than budgeted levels of 1.25%.

Additional income of £(0.2m) from leaseholder contributions to capital works is projected and £(0.4)m of unbudgeted income is anticipated due to be received in connection with contract-related performance payments and profit sharing. This is offset by a projected reduction of £0.4m in salaries which can be capitalised in accordance with council's principles.

2.3 Key Variances – Expenditure

Savings of £(2.5)m over the £1.0m assumed in the budget are projected in relation to employees and transport. This is primarily due to vacancies being held whilst revised structures were being implemented as a result of the housing management function coming back in house. It should be noted however, that all these additional savings will not be recurring.

Savings of £(0.3)m are expected from Council Tax in relation to void properties. This is due to reducing void levels and is consistent with trends in 2013/14. Net savings of £(0.7)m are projected in relation to repairs which is primarily due to savings on void repairs and gas servicing offset by an overspend on planned maintenance and responsive repairs. There are savings in respect of the contribution to the Bad Debt Provision £(0.5)m, and against charges for capital £(0.5)m which is due to interest rates on debt being lower than budgeted.

These savings contribute towards offsetting the additional £1.7m of costs in relation to Disrepair claims against the Council. Additional resources have been provided to address this issue. Two surveyors and two legal officers have been engaged and processes put in place to manage the service to improve efficiency and create clearer accountabilities and responsibilities within the teams. The Disrepair service is being proactively managed with regular meetings with internal and external teams including surveyors, legal, asbestos and contractors, identifying blockages in the system and amending processes. In addition to this the team is engaging with both the repairs and housing management teams to introduce measures to stem the growth in caseload.

There is a net increase of £0.4m in relation to charges for internal services. Key variances include increased charges for additional grounds maintenance & forestry services (£0.4m) and an additional charge of £(0.3)m to reflect the cost of staff commissioning HRA Supporting People contracts offset by savings on the charges for Anti-Social Behaviour (£0.2m)

The Department for Communities and Local Government (CLG) has recently issued a direction allowing the Council to fund payments to the Council's own tenants under the Discretionary Housing Payments (DHP) scheme. A maximum of £0.25m has been earmarked to fund tenants with severe disabilities living in adapted properties.

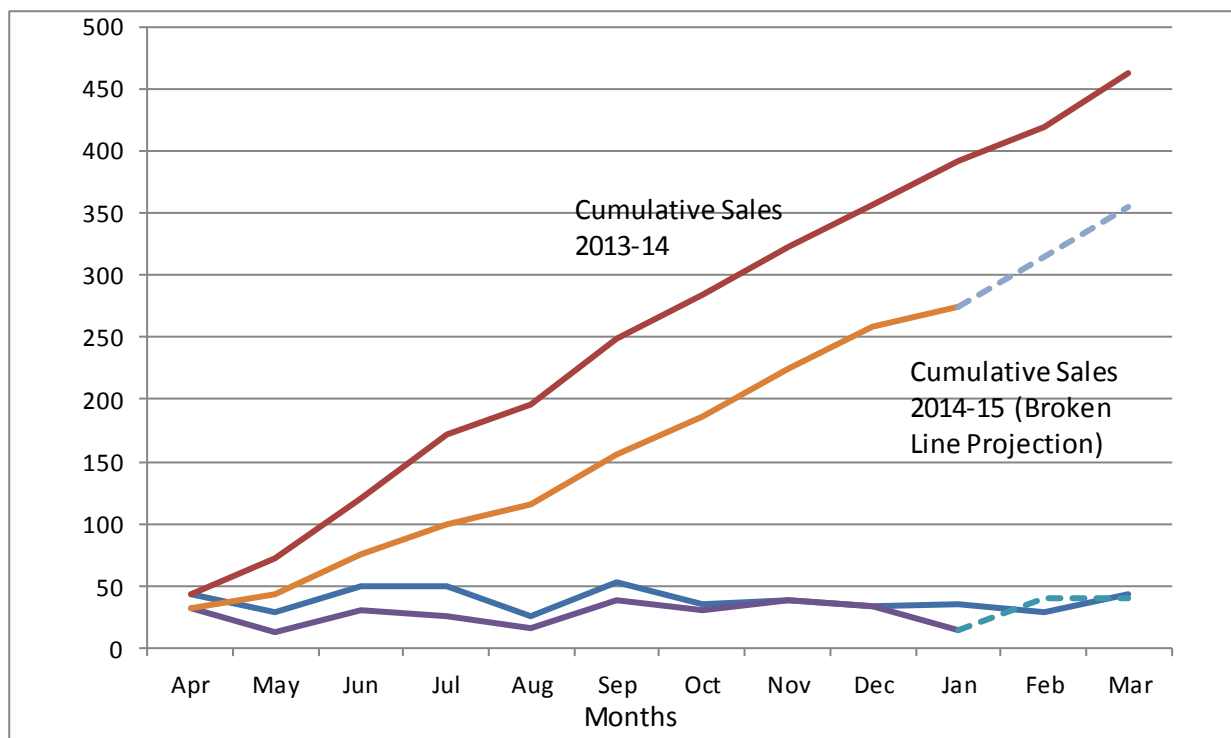
A revenue contribution to capital of £1.2m has been identified to fund a vehicle replacement programme for Construction Services.

2.4 Right to Buy (RTB) Sales

To the end of January there were 274 completed sales with total sales of 355 being projected at year end. This is 107 less than 2013/14. It is anticipated that the total year sales of 355 units will generate sales receipts of £16.8m. In accordance with the Government's formula, LCC can retain the sum of £11.2m.

Of this, £4.1m is likely to be passported to Registered Social Landlords (RSLs) as a grant. This is to fund 30% of the cost of building new housing stock, and must be match-funded by a 70% contribution from the RSL. A further £4.9m can be retained for 'allowable debt' which can be used either to repay debt or to fund other capital expenditure. The remaining sum of £2.2m will be retained corporately to fund the General Fund's Capital Programme.

Council House Sales to end of January 2015 and Projected Sales to Year End

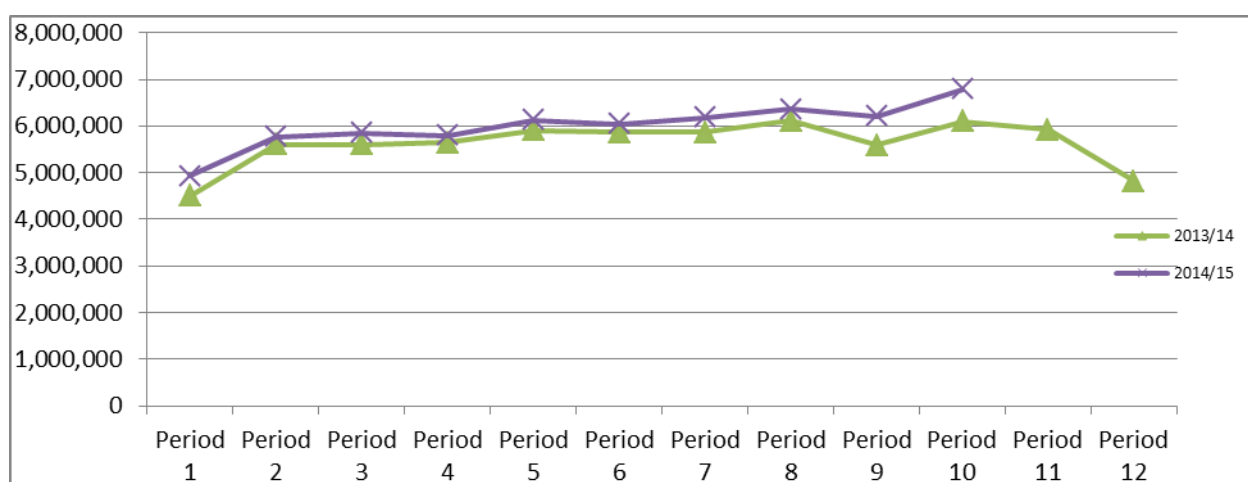


2.5 Arrears

Excluding technical arrears, arrears for current tenants are £5.9m compared to £4.6m at the end of 2013/14, an increase of £1.3m. Collection rates to the end of December were 97.24% for dwelling rents, compared to the target of 98.06%.

There are currently circa 5,310 tenants classified as under-occupied. At the end of 2013/14 approximately 41% of under-occupiers were in arrears, this rose to 55% as at the end of December 2014. The value of dwelling rent arrears for under-occupiers has increased from £0.7m to £0.8m.

Comparison of Current Tenant Arrears 2013/14 and 2014/15



3 Housing Regeneration

- 3.1** Regeneration Services is now included as part of the Asset Management and Regeneration Services budget in City Development. The Service has now completed the restructure which brings staff across both the former services into a single structure.
- 3.2** At Period 10 it is projected that Regeneration Services will have an underspend of £17k against the net managed budget of £576k. Staffing is expected to overspend by £62k although this is offset by savings in staffing in Asset Management. The staffing budgets have been realigned for 2015/16 to reflect the new structure.
- 3.3** Income is forecast to be £53k above budget. This is mainly as a result of additional external income that was not budgeted for.
- 3.4** Other expenditure is forecasted to be £26k underspent against the available resources of £204k a reduction in supplies & services spend has contributed to this favourable movement.

4. Housing General Fund

- 4.1** The latest projection for Strategic Housing is that it will achieve an underspend of £260k during 2014/15.
- 4.2** The 2014/15 budget for Supporting People contained an efficiency target of £742k as well as a £542k reduction for the TEAs and Resettlement Service. At period 10 it is projected that the overall efficiency target will be achieved and with a further efficiency of £178k delivered. This is primarily due to the confirmation of full year funding from the Office of the Police and Crime Commissioner that can be applied to a number of alcohol related contracts.
- 4.3** An underspend of £96k has been projected on staffing, mainly due to vacant posts in Leeds Housing Options, Leeds Neighbourhood Approach and Area Renewal, after factoring in the income effect of the post vacancies. The net effect of all other variances is a pressure of £14k.

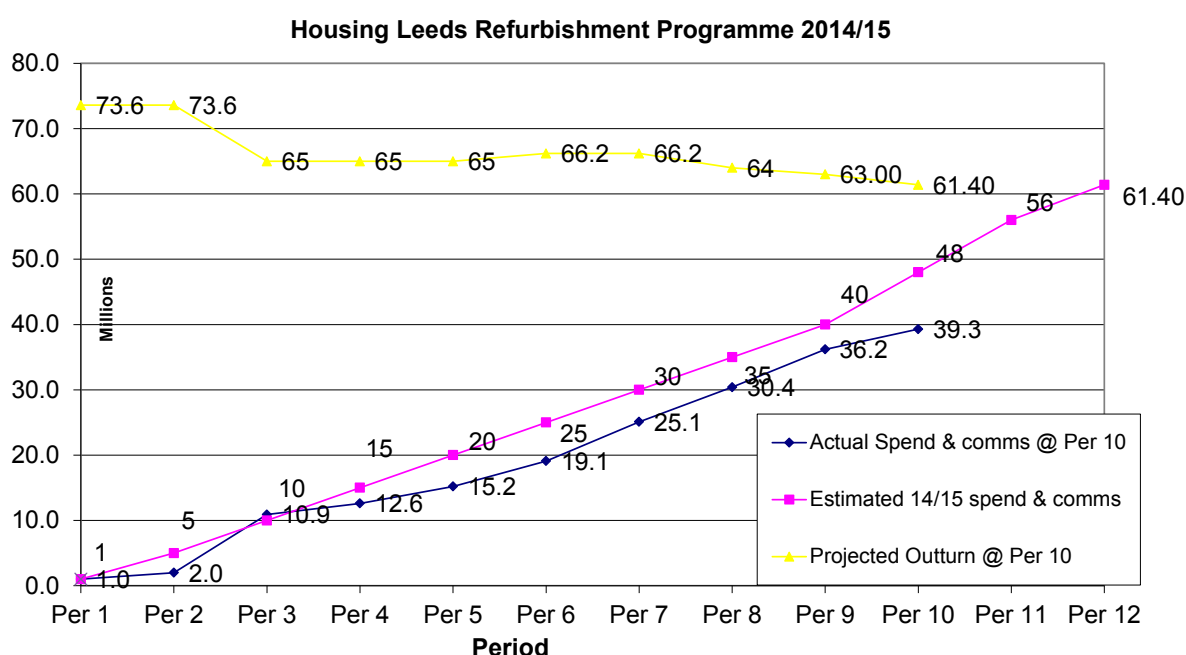
5. Capital Programme

Housing Leeds & BITMO

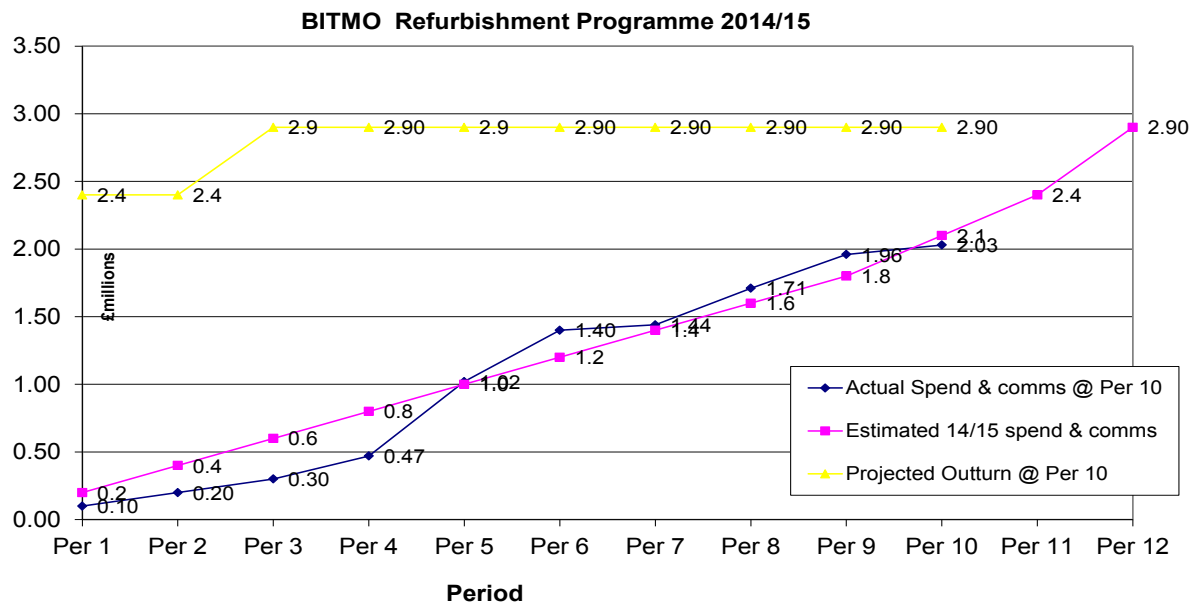
Housing Leeds actual spend and commitments to period 10 is £39.3m equating to 64% of revised available resources an increase of 8% from period 9. The projection to outturn at period 10 has been revised downward to £61.4m. The actual spend to date figure at period 10 remains low but Housing Leeds remain confident they can deliver to the projected figure of £61.4m.

Planned works in 2014/15 at period 10 are now estimated to be £46.4m with total spend and commitments to period 10 of £27.5m equating to 59% of the programme an increase of 6% on the period 9 spend. At period 10 we continue to look at the delivery issues in light of the low spend.

Responsive works in 2014/15 are estimated at £15m with spend and commitments to date of £11.7m equating to 78% of the revised programme an increase of 7% on the period 9 spend. Adaptations as part of the responsive programme at period 10 have spend and commitments of £3.3m against an annual budget of £5.7m.

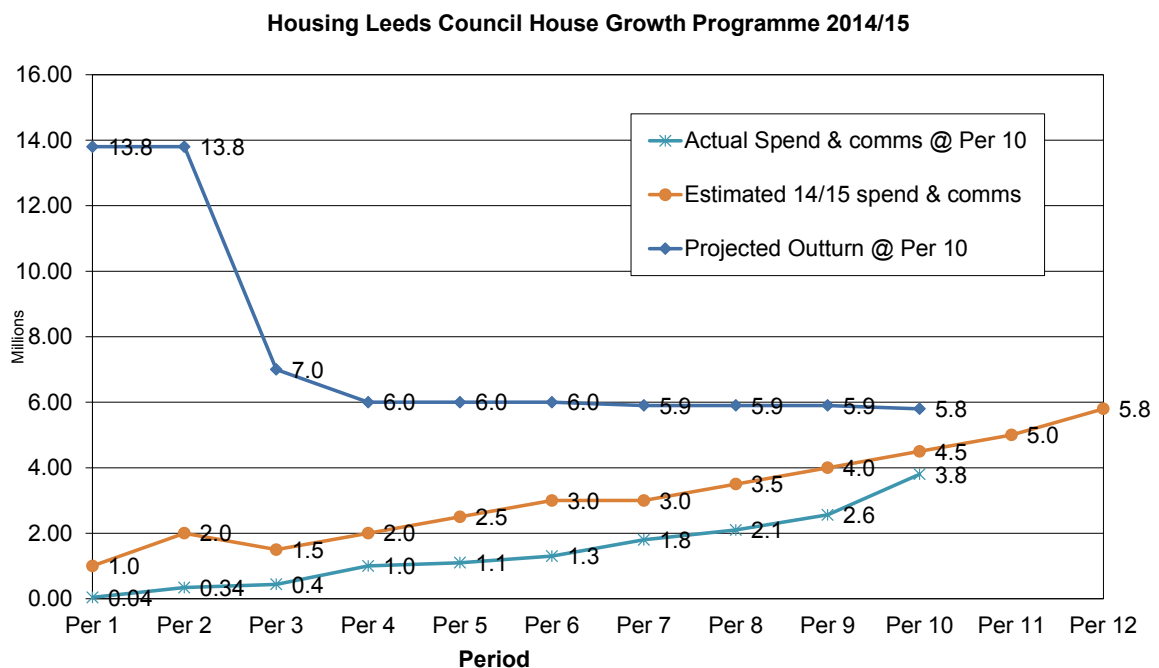


Actual BITMO programme spend and commitments at period 10 is £2.03m which equates to 70% of revised available resources of £2.9m a 1% increase on the period 9 spend. At period 10 BITMO are projecting to spend on budget.



Housing Leeds Council House Growth Programme

At period 10 the spend on the Council Housing Growth and new build programme is £3.8m in 2014/15 totalling £4.2m since inception. The current cash flow projection at period 10 for 2014/15 is £5.8m. The programme will deliver 406 new build properties and an empty homes programme which will return 122 properties back into use.



The Newbuild workstream of the programme is now utilising £54.2m of available funding, with the Recycling Empties programme bringing 122 properties back into use utilising £11.3m. The one for one right to buy stream of the programme currently has £7m available funding from the 2013/14 RTB receipts. LCC will inject a further £14m up to 2017/18 as part of the Capital programme setting in Feb 2015.

Council House Growth Programme as at Period 10	Total	Committed	Uncommitted	Total Spend to date	Residual Budget	Total No of Properties to deliver	No of Properties delivered to date
	£000s	£000s	£000s	£000s	£000s		
Newbuild LCC & HCA funded	52822	11218	41604	2658	50164	406	12
Newbuild allowable use of RTBs	1659	1659			1659		
Total Newbuild & Acquisitions 15 Projets	54481	12877	41604	2658	51823	406	12
Empty Homes Ph1	2253	2157	96	1539	714	22	18
Empty Homes Ph2	9000	9000	-	0	9000	100	0
Total Empty Homes PH1&2	11253	11157	96	1539	9714	122	18
RTB 1 for 1 receipts residual 13/14	5345	-	5345	0	5345		
* RTB 1 for 1 receipts to 14/15-17/18	14000	-	14000	0	14000		
Total RTBs uncommitted ar period 10	19345	0	19345	0	19345	0	0
Other uncommitted available	10291		10291	0	10291		
Total CHGP as at Period 10	95370	24035	71336	4197	91173	528	30

*** These additional receipts will be injected at Full Council February 15 and revised in year as subject to change !!**

Housing General Fund

At period 10 Housing Services General Fund spend is £6.1m against a revised annual programme of £10.5m.

At period 10 the DFG Adaptations scheme has spend to date of £5.4m equating to 79% of available resources £6.86m. Within the Adaptations budget there is a provision to fund Leeds Care and Repair's Home Improvement Agency and Handypersons. At period 10 the projected outturn is on course to spend to projected outturn.

The general fund Housing Investment Programme which includes bringing back empty properties into use, providing equity loans and compulsory purchases spend to period 10 is £137.9k. The Leeds neighbourhood Approach brought back 60 properties into use Apr-Nov 2014. Leeds Empties brought back 79 into use to Dec 2104.

New phases 2 and 3 of group repair in Cross Green were approved at September EB and will spend £5m across the next two years, £1m transferred into the scheme from current available resource and Green Deal Community Fund. Spend to date is £423k with a further £300k expected before year end.

The scheme for the expansion of the new site at Cottingley Springs was presented to March 14 Executive Board. It was resolved that subject to the outcome of the

local inquiry to be held by the secretary of state a further report will be submitted to Executive Board. Current estimates for the twelve new pitches are £1.7m. This will be funded from £1.074m of secured government grant and an estimated 700k of commuted S106 funds yet to be approved. The inquiry was completed on 7th August and we are still awaiting the outcome from the secretary of state.

Regeneration Services

At period 10 Regeneration Services actual spend is £245k equating to 31% of revised available resources of £0.8m.

The Town & District Regeneration 2 programme has funding in place of £700k and the 3 schemes are progressing in Kirkstall Lane, Dewsbury Road and Harehills Lane.

Investment in Armley and Chapeltown Townscape Heritage Initiative programme continues to underpin private investment in sensitive building repair and restoration and at period 10 spend to date on the two schemes is £1.8m in total £128k in 2014/15. On Armley THI we continue to have problems with the owner, private contractual disputes have resulted in contracts being terminated. and there is a possibility that we may lose the £500k grant if this project does not go ahead at 2 Branch Road. As these matters have not been resolved the contractor has commenced the process of dismantling the scaffolding infrastructure. This is despite the council encouraging all parties to try and get the project back on site.

The Townscape Heritage Initiative (THI) scheme in Lower Kirkgate supports bringing vacant properties into use and increasing the viability of existing businesses within the historic Lower Kirkgate area. A Council contribution of £668k is also included in the programme alongside the £1.5m of lottery grant and £250k of English Heritage grant.

The Head of Finance from each of the Directorates have been invited to today's meeting to present the attached information and address any further questions from the Board.

6. Recommendation

Members are asked to note the projected financial position of the Directorates City Development and Environment and Housing in relation to the areas listed in paragraph 2 above at period 10 of the financial year 2014/15.

Background documents¹

1.2.5. No documents referred to.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.



Report author: Adam Brannen
Oliver Priestley
Tel: 24 75387

Report of Director of City Development

Report to Housing & Regeneration Scrutiny Board

Date: 24th March 2015

Subject: East Leeds Orbital Road

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Crossgates & Whinmoor Harewood		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

Summary of main issues

1. At its November and December 2014 meetings Scrutiny Board received a report on the East Leeds Orbital Road (ELOR) and following discussion requested a report to this meeting to include the following :
 - a. Any changes to the East Leeds Orbital Route delivery timetable included in the December 2014 report;
 - b. Details of approved planning consents in the area;
 - c. Details of any ongoing planning applications under consideration, and their impact on the existing highway network.
 - d. Consideration of Scrutiny Board Members request that no further planning applications in the neighbouring area be approved until the East Leeds Orbital Road is constructed.
2. This report presents the requested information.

Recommendations

3. Scrutiny Board is asked to note the report and consider the responses to its previous queries.

1 Purpose of this report

- 1.1 This report provides an update in response to queries raised by Scrutiny Board on the East Leeds Orbital Road at its meetings in November and December 2014.

2 Background information

- 2.1 Previous reports to meetings of January, February, November and December 2014 of the Board set out the background and current position in respect of the East Leeds Extension and the work to bring forward the East Leeds Orbital Road (ELOR).
- 2.2 The East Leeds Extension is a major allocation of housing land where significant new road infrastructure in the form of ELOR is required to support development coming forward.
- 2.3 At its November and December 2014 meetings Scrutiny Board received a report on the East Leeds Orbital Road (ELOR) and following discussion requested a report to this meeting to include the following :

Any changes to the East Leeds Orbital Route delivery timetable included in the December 2014 report;

Details of approved planning consents in the area;

Details of any ongoing planning applications under consideration, and their impact on the existing highway network.

Consideration of Scrutiny Board Members request that no further planning applications be approved until the East Leeds Orbital Road is constructed.

3 Main issues

- 3.1 The East Leeds Orbital Road (ELOR) is a major piece of investment in infrastructure for the city region. It is presently ranked as a regional priority for strategic transport investment by the newly formed Combined Authority.
- 3.2 Consequently the West Yorkshire Transport Fund (WYTF) has made a share of monies available to the Council to progress the submission of a strategic business case for the continued development of the proposed road.
- 3.3 The West Yorkshire Combined Authority in managing the Transport Fund appropriately require districts to adhere to a formal gateway process to progress stepped financing of individual projects. Setting up of the assurance framework was a fundamental requirement of the Department for Transport when the fund was established and financial support sought from them. Submission of the business case is a requirement of what is termed within the framework "Gateway One Review".
- 3.4 Subsequent release of future monies from the Transport Fund is determined by a Joint Member Portfolio Board of the six participating authorities. The process of

recommendation to the Board to draw down resource is based on peer reviewed evidence that a project has successfully demonstrated the requirements of a given gateway stage.

The Council made an initial financial commitment of £150,000 in January 2013, to fund a pre-design preliminary feasibility study into the strategic scope of ELOR. The original £150,000 was subsequently back-funded into the Council through the successful application to the Combined Authority for a total of £1.3m to be drawn down in stages, initially for project development to progress ELOR to Gateway One submission.

- 3.5 The Gateway One Business Case was programmed for a January 2015 submission to the Combined Authority. This programmed deadline was successfully achieved and consideration of the business case is now ongoing by the Combined Authority, a decision on approval is anticipated in March.
- 3.6 The present programme for the ELOR is attached to this report. The ongoing programme assumes that the Council, together with the Combined Authority, will continue to lead development of the road scheme. There is no change to the programme previously issued to Members.
- 3.7 In discussions relating to the previous report on ELOR to the Scrutiny Board in December Members requested details on the current housing consents in the area, any applications under consideration, and the implications of these for the highway network in the interim period.
- 3.8 At the time of drafting this report there are no current planning approvals for residential development within the East Leeds Extension, to which ELOR directly relates. However, City Plans Panel is meeting on 10th March to consider the Northern Quadrant outline planning application and a recommendation that Members defer and delegate this to the Chief Planning Officer for approval subject to conditions and the completion of a Section 106 agreement.
- 3.9 The Northern Quadrant is a hybrid planning application for the land between Wetherby Road (A58), Skeltons Lane and York Road (A64). It comprises an Outline application for means of access and erection of residential development (circa 2000 dwellings), retail, health centre, community centre and primary school development, with associated drainage and landscaping and detailed application for the details of ELOR around the site, including its junctions with the existing highway network.
- 3.10 Members of Scrutiny Board expressed a view that they do not want to see permission granted for any house building until the road is constructed. This is a view that has also been expressed by Ward Members and by Members at the East Leeds Regeneration Board. The application to be determined by Plans Panel does not contain a link between the completion of ELOR and the commencement of house building on this site. The developer proposes to deliver the A58 roundabout as a discrete element of early works to enable site access and an interim roundabout at the A64, but the remaining full ELOR works will be delivered by the Council under its ELOR project.

- 3.11 At a position statement presentation to Plans Panel on 29th January Members were advised of the Executive Board's commitment to the Council taking a leading role in the delivery of ELOR. This information has been reiterated in the determination report for the 10th March.
- 3.12 If a planning approval is achieved for the Northern Quadrant in March, before any development can proceed further planning applications would need to be submitted and determined (for the revised position of the A58 roundabout and reserved matters for first development phases), s278 junction works designed and agreed and further work within the consortium to make land sales to deliver the scheme – current land owners at the A64 end of the site are not housing developers. The anticipated programme for the Northern Quadrant assuming resolution of all these matters in a timely way, is for a start on development in the first half of 2018 at the A58 end, with development commencing at the A64 end in the second half of 2019.
- 3.13 Alongside this the Council's programme for the delivery of the whole ELOR project anticipates this being completed by 2021. Based on the forecast build rates for the site, this would see circa 250 new homes built before ELOR is opened (circa 170 served from the A58 and circa 80 from the A64).
- 3.14 The officer assessment of the Northern Quadrant application has considered a range of scenarios, including the level of development that could be built prior to the opening of ELOR without conflicting with planning policy. In planning terms, the National Planning Policy Framework (NPPF) advises that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'. The term 'severe' is not expressly defined, but officers have considered a number of factors at key junctions in order to form a view as to when such an impact would occur. It is considered that a severe impact would start to occur at about 500 dwellings being occupied on the development. Given the programmed opening of full ELOR at around 250 dwellings it is considered that the 'severe' impact would be avoided. It is also helpful that the traffic impact in the early phases of development would be split between the A58 and A64 ends of development avoiding a more concentrated impact in one area. It is acknowledged that there are current pressures on the local highway network, and mitigation measures are proposed before the occupation of any dwelling at three existing junctions along the Outer Ring Road at the A58, A64 and Barwick Road.
- 3.15 It will be for Plans Panel Members to determine the planning application on this basis and a verbal update will be provided to Scrutiny Board at its meeting on the 24th on progress on this matter since this report was drafted and published.
- 3.16 Beyond the Northern Quadrant, residential permissions have been granted at sites immediately adjoining or closely related to the East Leeds Extension, which although in themselves would not be directly served by ELOR, do need to be considered as part of the overall understanding of existing and forecast traffic impacts across the area. At Grimes Dyke immediately to the south of the Northern Quadrant permission was granted in August 2013 for 372 new dwellings, development of which is now progressing following significant new junction works to affect access onto the A64.

- 3.17 There are existing permissions being implemented in the Barnbow area, at the former Optare and Vickers sites where there is approval for 343 new dwellings in total. Across both sites there is a cap on the number of homes that can be built, at 225 until the Manston Lane Link Road (MLLR) is constructed and opened, which will connect Crossgates directly to the M1 through Thorpe Park and also provide the southern link of the ELOR. There are an additional 485 dwellings and a small local retail facility proposed on the remainder of the Vickers site, subject to a separate planning application that was submitted in May 2014 and has yet to be determined but likewise would be conditioned to the MLLR cap.
- 3.18 At Thorpe Park the owner, Scarborough Developments has recently obtained outline planning approvals that will enable it to bring forward detailed proposals for continued growth of the business park, including some leisure and retail development and 300 new homes. None of this further development will be allowed until the developer puts in place the MLLR, which will in turn enable any additional development approved at Barnbow to come forward. Scarborough Developments is currently advising that it intends to commence the MLLR in 2016, for completion in the following year.
- 3.19 Members may also be aware that the Council refused an outline planning application for 700 dwellings on land around Scholes in August. The applicant has subsequently in January appealed against this decision. Amongst the Council's reasons for refusal were that the scheme would be premature in relation to the formal allocation of housing sites through the Council's Site Allocations Plan, which will identify the sites to be brought forward for development in the Local Development Framework together with the infrastructure which will be needed to support sustainable growth; and that the applicant had failed to demonstrate that the local highway infrastructure, including the wider network which will be affected by additional traffic as a result of this development, would be capable of safely accommodating the proposed access points and absorbing the additional pressures placed on it by the increase in traffic that would arise.
- 3.20 As the East Leeds Extension is a carried forward allocation from the UDP, implementation of this would assist in resisting pressure for development on unallocated or less sustainable 'Protected Area of Search' sites such as Scholes, and those elsewhere in East Leeds and the rest of the city.
- 3.21 In bringing forward the ELOR project and as planning applications come forward in both the East Leeds Extension and in the existing urban areas of East Leeds, the forecasts for traffic arising from each of these existing and prospective developments will be considered severally and cumulatively and Plans Panel advised accordingly on their suitability for approval, to ensure the impact on existing neighbourhoods and the city's highway network is managed and mitigated. It may be appropriate to use planning conditions to limit the scope or extent of development with reference to the timing and availability of critical highway infrastructure.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The East Leeds Regeneration Board continues to hold discussions relating to the matters addressed in this report. The Board has Member representatives from each of the East Leeds wards, each of the Council's political groups, the MPs for Leeds East and Elmet & Rothwell, as well as representatives from the HCA and the Combined Authority.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no specific EDCI implications arising from this report, as it responds to queries raised by Board Members.

4.3 Council Policies and City Priorities

- 4.3.1 The ELE and ELOR are included within the allocations and policies of the Unitary Development Plan. The ELE will be retained as a housing allocation in the Local Development Framework.
- 4.3.2 The delivery of this housing and the related infrastructure relate very strongly to the Vision for Leeds to 2030, which states that the city will be prosperous and sustainable, with a strong local economy driving sustainable economic growth and sufficient housing to meet the needs of the community.
- 4.3.3 The Leeds City Council Business Plan to 2015 includes the aspiration to provide clear, accountable civic leadership that unites public, private and third sector partners to deliver better outcomes for people in Leeds. This report sets out further details on how the Council can play this role in relation to delivery of the ELE.
- 4.3.4 The Business Plan also has specific priorities for City Development to create the environment for partnership working, to identify strategies to support the delivery of new housing and to create a safe and efficient transport network, all of which would be progressed through the ELE/ELOR. The approaches set out in this report will also assist in delivering the Council's Child Friendly City aspirations by enabling a co-ordinated approach to the provision of new homes, open spaces, schools, transport and traffic to ensure the needs of children and young people are considered in the very early stages of planning.

4.4 Resources and Value for Money

- 4.4.1 There are no specific resource implications related to this report, which presents information for discussion by the Scrutiny Board.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no specific legal implications related to this report, which presents information for discussion by the Scrutiny Board.

4.6 Risk Management

- 4.6.1 There are no specific risks related to this report.

5 Conclusions

- 5.1 The report presents a response to queries raised by Scrutiny Board members at the meetings of November and December 2014. Successful progression through the Combined Authority Gateway One review will provide an opportunity to the Combined Authority and Council to appraise any potential advantages of an alternative method of procuring technical services to progress through subsequent Gateway stages. As planning applications come forward in both the East Leeds Extension and in the existing urban areas of East Leeds, the forecasts for traffic arising from each of these existing and prospective developments will be considered severally and cumulatively and Plans Panel advised accordingly on their suitability for approval.

6 Recommendations

- 6.1 Scrutiny Board is asked to note the report and consider the responses to its previous queries.

6 Background documents¹

- 6.1 None.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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				Half 2, 2013		Half 1, 2014		Half 2, 2014		Half 1, 2015		Half 2, 2015		Half 1, 2016		Half 2, 2016		Half 1, 2017		Half 2, 2017		Half 1, 2018		Half 2, 2018		Half 1, 2019		Half 2, 2019		
1		ELOR - Indicative Scheme Programme	3,455.75 d... 18/03/13 08:00																											
2		Feasibility Study	149 days 18/03/13 08:00																											
7		ELOR Feasibility Review & Update	75 days 11/10/13 08:00																											
11		ELOR Stage 2 Scheme Validation	219 days 31/01/14 08:00																											
12		Validation Activities	86 days 31/01/14 08:00																											
22		Preferred Route Determination	219 days 31/01/14 08:00																											
49		WYTF Gateway 1 - Development Approval	124 days? 17/09/14 08:00																											
50		Submission of Workstage Programme	1 day 17/09/14 17:00																											
51		ELOR Gateway 1 Traffic Modelling	26 days 01/10/14 08:00																											
67		Economic Assessment	32 days 03/10/14 08:00																											
73		Appraisal Summary	47 days? 20/10/14 08:00																											
81		Strategic Case	70 days 18/09/14 08:00																											
93		Economic Case	39 days 11/11/14 08:00																											
100		Financial Case	36 days 03/11/14 08:00																											
105		Commercial Case	33 days 17/11/14 08:00																											
115		Management Case	15 days 22/09/14 08:00																											
127		WYTF Gateway 1 Business Case Submission	5 days 12/01/15 08:00																											
130		WYTF Gateway 1 Review	25 days 19/01/15 08:00																											
131		Gateway 1 Clarification Period	15 days 23/02/15 08:00																											
132		Gateway 1 Approval	1 day? 16/03/15 08:00																											
134		Public Consultation	40 days 03/11/14 09:00																											
137		Prelim Design Prep, ELOR Stage 3 Assessment & Preliminary Design	242.5 days? 07/10/14 08:00																											
138		Engineering Assessment	214 days 07/10/14 08:00																											
178		Environmental Assessment	100 days 18/04/15 08:00																											
181		Leeds Traffic Model Update	65 days 14/04/15 08:00																											
184		ELOR Pre-Planning Application Traffic Modelling	47.5 days? 14/07/15 08:00																											
198		Planning Application Preparation	385 days 14/04/15 08:00																											
199		Planning Application Scoping	14 days 14/04/15 08:00																											
203		Prepare Transport Assessment	62 days 03/09/15 13:00																											
221		Environmental Statement	192.5 days 04/05/15 08:00																											
240		Planning Officer Liaison	360 days 19/05/15 08:00																											
242		Prepare Planning Statement & Supporting Documentation	68.375 days 02/11/15 09:00																											
247		Prepare Planning Application Documents	112 days 09/02/16 13:00																											
260		Statutory Procedures	157 days 01/03/16 13:00																											
261		Cabinet Approval	7 days 01/03/16 13:00																											
265		Land Ownership Review	15 days 10/03/16 13:00																											
267		Side Roads Order	80 days 31/03/16 13:00																											
273		Compulsory Purchase Order	117 days 31/03/16 13:00																											
287		Printing period, sending of notices, notice in paper	15 days 15/08/16 13:00																											
288		LCC Publish Draft SRO	2 days 05/09/16 13:00																											
289		LCC Publish Draft CPO	2 days 05/09/16 13:00																											
290		SRO Objection Period	21 days 07/09/16 13:00																											
291		CPO Objection Period	21 days 07/09/16 13:00																											
292		Public Inquiry	239 days 20/10/16 13:00																											
317		Detailed Design and Prep of Tender Docs (At Risk - A...	152 days 14/07/16 13:00																											
324		WYTF Gateway 2 - Procurement Approval	50.5 days 12/06/17 13:00																											
361		WYTF Gateway 2 Business Case Approval	21 days 22/08/17 08:00																											
364		Procurement	199 days 20/02/17 13:00																											
368		WYTF Gateway 3 - Implementation Approval	30 days 23/11/17 13:00																											
395		Monitoring & Evaluation - Pre Construction Assessment	65 days 01/05/17 07:00																											
410		Construction	746 days 04/01/18 13:00																											
418		Monitoring & Evaluation - Post Construction	1,154.25 d... 08/02/22 13:00																											
419		1 Year Post Construction Assessment	182 days 08/02/22 13:00																											
437		5 Years Post Construction Assessment	111 days 06/02/26 15:00																											
451		Stage 4 Road Safety Audit	261 days? 18/09/20 13:00																											

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Report of Director City Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 24th March 2015

Subject: Delivering Housing on Council Brownfield Land – Quarterly Update

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1. This report and accompanying schedule provides the Scrutiny Board with its requested quarterly update on activity to bring forward new housing development on previously developed land within Council ownership.
2. This work is being managed through the Housing Investment Land Strategy which co-ordinates activities of the Brownfield Land Programme, Affordable Homes Programme, Council House Growth Programme and Capital Receipts Programme, whilst also supporting work to deliver older peoples housing and self-build sites across the city.
3. The last report was presented to Scrutiny Board in December 2014. The latest position as of late February is below:
 - 4 properties were sold in Q3 of the 2014/15 financial year (2 since the last report to Scrutiny Board);
 - 31 sites are currently under offer with solicitors appointed;
 - offers have been received by the Council for 9 sites which are currently being considered;
 - 3 sites with potential for residential development are currently on the market;
 - a further 31 sites are being prepared for marketing; and

- 8 sites form part of the Council Housing Growth Programme.
- 4. As reported previously to Scrutiny Board, a number of the sites that are currently under offer are with Registered Providers who have secured funding through the Homes and Communities Agency's 2015-18 Affordable Homes Programme. Before finalising the acquisition of sites, these organisations will secure planning consent and are in the process of working up and submitting planning applications. The Council also continues to bring sites forward as part of the Council House Growth Programme which is also supported by £8.6m of funding through the Homes and Communities Agencies Affordable Homes Programme 2015-18. This will support the delivery of 408 Council Houses, 308 being new build with the remainder achieved through bringing empty properties back into use.
- 5. Work is ongoing to bring 14 sites to the market included within the Brownfield Land Programme. On 19th November, Executive Board agreed to the use of the Homes and Communities Agency's Development Partner Panel as a means of procuring a development partner for delivery across multiple sites. Given that this framework is pre-procured using OJEU procedures, this is substantially quicker route than if the Council undertook a more bespoke exercise. The procurement process which will formally commence in April will see a preferred development partner secured in late summer.
- 6. Since the Executive Board decision, work has been undertaken to determine the packaging approach and structure of legal agreement, to take on board comments from Executive Board that lessons should be learned from the EASEL programme and the protracted delivery timescales associated with it.
- 7. Alongside this work Local Growth Funding has been secured for 9 sites included within the Brownfield Land Programme to undertake ground remediation works as a means of making the sites more attractive to developers, who will be made aware of the works during the procurement exercise. Ground investigation surveys have been undertaken on these sites to inform the works required which will commence later in the year.
- 8. To support the Brownfield Land Programme, work continues to prepare a Neighbourhood Framework for Killingbeck and Seacroft which will set out development and wider investment opportunities for the area in a similar way to those documents prepared for Belle Isle and Middleton and the Beckhills. Discussions are also taking place with ward members around the potential for redevelopment of a number of sites in Halton Moor, including a number within the Brownfield Land Programme.
- 9. As previously reported to Scrutiny Board, two sites in Seacroft capable of delivering up to 140 new homes are under offer to Strata Homes who in February submitted a planning application for their redevelopment.
- 10. As new potential housing sites emerge as a result of service rationalisation, a rigorous process has been established to ensure that these sites are proactively reviewed and included within the Housing Investment Land Strategy. This aims to improve the pace at which development solutions are identified or sites are brought to the market once they are vacant and deliver a continuous programme of future activity.

Recommendation

Members are asked to note the contents of this report, comment on the approach outlined and progress made and make suggestions about other ways in which housing growth can be achieved on the Councils brownfield land.

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APPENDIX 1 - Supporting Housing Growth - Housing Investment Land Strategy Schedule

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Delivery Programme	Disposal Status	Financial Quarter Completed	Progress Update November 2014	Progress Update February 2015
Seven Hills Primary Caretaker's House, Morley	Morley South	Existing Building	Marketed	Auction	0.08	1	Market Housing	a) Sold	Q3 2014/2015	Auctioned in September 2014.	Sold
Park Road Farm, Colton	Temple Newsam	N/A	Marketed	1 to 1	0.06	2	Self-build / Custom-build	a) Sold	Q3 2014/2015	Purchaser selected, sale currently with Legal for finalisation.	Sold
Wood Lane Children's Home, Headingley	Headingley	N/A	Marketed	Informal Tender	0.19	7	Market Housing	a) Sold	Q3 2014/2015	Offer approved, Legal have been instructed.	Sold
Park House, Stanningley	Bramley and Stanningley	Existing Building	Marketed	Informal Tender	0.03	1	Market Housing	a) Sold	Q3 2014/2015	Sold	Sold
Holbeck Day Centre	Beeston and Holbeck	N/A	Marketed	Informal Tender	0.2342	7	Market Housing	b) Under Offer	N/A	Site Marketed	Currently under offer and legal instructed.
Newhall Road/ Newhall Gate, Belle Isle	Middleton Park	Unlisted	Marketed	Promotion to Registered Providers	0.6	28	Affordable Housing (RP)	b) Under Offer	N/A	Leeds Federated Housing Association have secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association have advised a start on site mid to late 2015.
Farfield Day Centre	Calverley and Farsley	N/A	Marketed	Informal Tender	0.25	3	Market Housing	b) Under Offer	N/A	Property failed to sell at auction and is now on the market for offers.	Property currently under offer and offer agreed. Legal instructed, completion anticipated by end March 2015.
23 Robb Street, Beeston	Beeston and Holbeck	Existing Building	Negotiation	1 to 1	0.02	1	Market Housing	b) Under Offer	N/A	Currently with Legal, terms to be agreed and finalised.	Terms finalised and agreed, expected to complete by end March 2015.
53 Ramshead Hill	Killingbeck and Seacroft	Existing Building	Marketed	1 to 1	0.01	1	Market Housing	b) Under Offer	N/A	Under offer to adjacent owner, completion delayed owing to neighbour dispute issues.	Property Panel approval received and terms to be sent out. Sale to complete summer 2015.
Ashfield Works, Otley	Otley and Yeadon	320	Marketed	Informal Tender	1.62	60	Market Housing	b) Under Offer	N/A	Preferred bidder selected, currently with legal for finalisation.	Contracts expected to be exchanged mid-March 2015.
Asket Drive (North), Seacroft	Killingbeck and Seacroft	2147	Marketed	Informal Tender	0.8	24	Market Housing	b) Under Offer	N/A	Strata selcted as preferred bidder. Planning pre-application discussions ongoing. Contracts nearing exchange.	Contracts expcted to be exchanged by mid-March 2015.
Asket Drive (South), Seacroft	Killingbeck and Seacroft	2147	Marketed	Informal Tender	2.62	96	Market Housing	b) Under Offer	N/A	Strata selected as preferred bidder. Planning pre-application discussions ongoing. Contracts nearing exchange.	Contracts expected to be exchanged by mid-March 2015.
Half Mile Green, Stanningley	Bramley and Stanningley	N/A	Marketed	Informal Tender	0.05	2	Self-build / Custom-build	b) Under Offer	N/A	Condiional offer approved (dependent on planning) - Legal instructed.	Condiional offer approved (subject to planning) - Legal instructed.
Harley Green, Swinnow	Pudsey	N/A	Marketed	Promotion to Registered Providers	0.29	8	Affordable Housing (RP)	b) Under Offer	N/A	Connect Housing have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme.	Sale terms proposed to Connect Housing.
Holborn Court, Woodhouse	Hyde Park and Woodhouse	Existing Building	Marketed	Promotion to Registered Providers	Existing Building	17	Affordable Housing (RP)	b) Under Offer	N/A	Unity Housing have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Housing Programme	Sale agreed, Legal instructed. Start on site proposed Summer 2015.
Holdforth Place, New Wortley	Armley	3454	Marketed	Promotion to Registered Providers	0.48	24	Affordable Housing (RP)	b) Under Offer	N/A	Together Housing has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Together Housing Association have advised a start on site Summer 2016.
Inglewood Children's Home, Otley	Otley and Yeadon	unlisted	Marketed	Informal Tender	0.455	5	Market Housing	b) Under Offer	N/A	Purchaser has been selected and documentation is being agreed, sale subject to planning permission for 6 houses.	Sale terms agreed and Legal instructed. Planning application currently being prepared.
Kendal Carr, Woodhouse	Hyde Park and Woodhouse	Existing Building	Marketed	Promotion to Registered Providers	Existing Building	23	Affordable Housing (RP)	b) Under Offer	N/A	Leeds and Yorkshire Housing Association has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Housing Programme	Sale agreed, Legal instructed.
Land Adjoining 185 Cross Green	Burmantofts and Richmond Hill	N/A	Marketed	Informal Tender	0.02	2	Market Housing	b) Under Offer	N/A	Purchaser has had pre-application advice and is to submit a planning application.	Planning approval received. Sale expected to be completed by end March 15.
Manor Farm Rise, Belle Isle	Middleton Park	N/A	Marketed	Promotion to Registered Providers	0.36	14	Affordable Housing (RP)	b) Under Offer	N/A	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme. Site investigations underway.
Newhall Chase, Belle Isle	Middleton Park	N/A	Marketed	Promotion to Registered Providers	0.06	6	Affordable Housing (RP)	b) Under Offer	N/A	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Leeds Federated Housing Association advise a start on site late 2015.
Newhall Croft (to the rear of)/Aberfield Drive, Belle Isle	Middleton Park	N/A	Marketed	Promotion to Registered Providers	0.15	7	Affordable Housing (RP)	b) Under Offer	N/A	Leeds Federated Housing Association have secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme.	Leeds Federated Housing Association advise a start on site late 2015.
Parkwood Road, Beeston	Beeston and Holbeck	unlisted	Marketed	Promotion to Registered Providers	0.43	17	Affordable Housing (RP)	b) Under Offer	N/A	Unity Housing has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Planning application submitted with an April 2015 determination date. Start on site proposed Summer 2015.
Richmond Court Hostel, Walter Crescent, Cross Green	Burmantofts and Richmond Hill	No SHLAA Reference but part of the Aire Valley AAP	Markted	1 to 1	0.4	12	Market Housing	b) Under Offer	N/A	Purchaser selected, site with Legal for finalisation.	Purchaser selected, Legal instructed.
Rochford Court, Hunslet	City and Hunslet	N/A	Marketed	Promotion to Registered Providers	0.31	12	Affordable Housing (RP)	b) Under Offer	N/A	Unity Housing has secured funding from the HCA as a firm proposal in the 2015-18 Affordable Homes Programme	Planning application submitted with an April 2015 determination date. Start on site proposed Summer 2015.
St Catherine's Crescent, Bramley	Bramley and Stanningley	N/A	Marketed	Informal Tender	0.1	3	Self-build / Custom-build	b) Under Offer	N/A	Offer now received and approved, Legal instructed.	Offer now received and approved, Legal instructed.
St Hilda's Cres, Cross Green Phase 3,	Burmantofts and Richmond Hill	N/A	Marketed	Promotion to Registered Providers	0.3	8	Affordable Housing (RP)	b) Under Offer	N/A	Together Housing has secured funding from the HCA as an indicative proposal in the 2015-18 Affordable Homes Programme	Submission of planning anticipated in mid-2016, the council is currently utilising the site as a compound for a Group Repair scheme in Cross Green, Together Housing Association will commence the development once the Group Repair scheme is completed in Mid-2016.
Wellington Grove/ Ganners Rise, Bramley	Bramley and Stanningley	N/A	Marketed	Informal Tender	0.16	5	Self-build / Custom-build	b) Under Offer	N/A	Offer approved, Legal instructed.	Sale expected to complete by end March 15.

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Delivery Programme	Disposal Status	Financial Quarter Completed	Progress Update November 2014	Progress Update February 2015
Westgate Car Park, Westgate, Otley	Otley and Yeadon	N/A	Marketed	1 to 1	0.12	N/A	Market Housing	b) Under Offer	N/A	Preferred bidder selected, currently with legal for finalisation.	Contracts expected to be exchanged by mid-March 2015.
Seacroft Depot, York Road	Killingbeck and Seacroft	816	Marketed	Existing Development Agreement	1	39	Brownfield Land Programme	b) Under Offer	N/A	Site included in the EASEL development agreement. Discussions ongoing with Bellway. If the site is not developed via the Development agreement it will be added to the Brownfield Land programme for development.	Site included in the EASEL development agreement. Discussions ongoing with Bellway. If the site is not developed via the Development agreement it will be added to the Brownfield Land programme for development.
Oak Tree Mount (Site 6), Gipton	Gipton and Harehills	814	Marketed	Existing Development Agreement	2.5	111	Brownfield Land Programme	b) Under Offer	N/A	Site included in the EASEL development agreement. Bellway to undertake public consultation in November on draft scheme. Bellway to submit a planning application for the site in January 2015 . Anticipated start on site summer 2015.	Bellway to proceed with acquiring the site.
Cockroft House, Headingley	Headingley	Existing Building	Marketed	Informal Tender	0.32	9	Market Housing	b) Under Offer	N/A	Offers have been received and are in the process of being assessed.	Planning application is currently being prepared for 16 dwellings.
Hillside Reception Centre, 602 Leeds & Bradford Road, Bramley	Bramley and Stanningley	unlisted	Marketed	Informal Tender	0.67	14	Affordable Housing (RP)	b) Under Offer	N/A	Report to be submitted to Property Panel recommending an offer is accepted.	Yorkshire Housing selected as purchaser, Heads of Terms being finalised. Planning application yet to be submitted, completion expected by Sept 15..
Manor Crescent, Rothwell	Rothwell	N/A	Marketed	Informal Tender	0.09	2	Self-build / Custom-build	b) Under Offer	N/A	Offers received and are being assessed.	Purchaser selected, Legal instructed. Sale conditional on planning approval
Otley One Stop Centre	Otley and Yeadon	N/A	Marketed	Informal Tender	0.18	5	Market Housing	b) Under Offer	N/A	Best and final offer called to be submitted by end of November 2014.	Under offer, subject to planning.
Amberton Close (Site 3), Gipton	Gipton and Harehills	817	Marketed	Existing Development Agreement	1.84	63	Brownfield Land Programme	b) Under Offer	N/A	Site included in the EASEL development agreement. Discussions ongoing with Bellway. If the site is not developed via the Development agreement it will be added to the Brownfield Land programme for development.	Site included as part of EASEL Development Agreement. Discussions ongoing with Bellway about their proposals for the site.
Westholme HOP, Thornhill Road, Wortley	Farnley and Wortley	4036	Marketed	Informal Tender	0.5049	15	Market Housing	d) Offers Received	N/A	On the Market	Offers received. Discussion with Planning regarding acceptability of proposed scheme.
180 Chapeltown Road	Chapel Allerton	N/A	Marketed	Expressions of Interest sought to gauge interest and determine disposal route	0.27	10	TBC	d) Offers Received	N/A	Expressions of interest currently being assessed.	Potential use currently being considered.
Kirkland House, Queensway, Yeadon	Guisley and Rawdon	4019	Marketed	Informal Tender	0.46	14	Older People's Housing	d) Offers Received	N/A	Offers received and are being considered	No offers suitable in planning terms, applicants to be invited to resubmit schemes.
Thorpe Road East	Middleton Park	N/A	Marketed	Informal Tender	0.16	2	Brownfield Land Programme	d) Offers Received	N/A	Offers are currently being considered.	Offers are currently being considered.
Thorpe Square, Middleton	Middleton Park	4032	Marketed	Informal Tender	0.76	23	Brownfield Land Programme	d) Offers Received	N/A	Offers are currently being considered	Offers are currently being considered.
Throstle Terrace, Middleton	Middleton Park	4033	Marketed	Informal Tender	0.45	14	Brownfield Land Programme	d) Offers Received	N/A	Offers are currently being considered	Offers are currently being considered.
Stonecliffe Drive, located next to No1, Farnley	Farnley and Wortley	N/A	Marketed	Informal Tender	0.04	1	Self-build / Custom-build	d) Offers Received	N/A	Site currently being prepared to be marketed for self build. Report to be taken to property panel seeking approval to market.	Offers closed 06/02/15; offers currently being assessed.
Stonecliffe Drive, located next to No31, Farnley	Farnley and Wortley	N/A	Marketed	Informal Tender	0.03	1	Self-build / Custom-build	d) Offers Received	N/A	Site currently being prepared to be marketed for self build. Report to be taken to property panel seeking approval to market.	Offers closed 06/02/15; offers currently being assessed.
275 Broad Lane, Bramley	Bramley and Stanningley	N/A	Marketed	Informal Tender	0.14 total (LCC 0.08)	4	Market Housing	d) Offers Received	N/A	Awaiting Planning Services advice on whether retail would be acceptable	Offers received and currently being assessed and acceptbilty of proposals being discussed with Planning.
Elmete Centre, Elmete Lane, Roundhay	Roundhay	84	Marketed	Informal Tender	1.25	6	Market Housing	e) Negotiation Ongoing	N/A	Negotiations ongoing with developer.	Negotiations ongoing with developer.
Lobb Cottage, Thorn Lane, Roundhay, LS8 1NF	Roundhay	Existing Building	Apr-15	Auction	0.005	1	Market Housing	e) Negotiation Ongoing	N/A	Subject to amendment to lease boundary of neighbouring PFI school. Negotiations ongoing.	Subject to amendment to lease boundary of neighbouring PFI school. Negotiations ongoing.
Cliff Cottage, Western Flatts Park, Wortley	Farnley and Wortley	Existing Building	Negotiation	Informal Tender	0.031	1	Market Housing	e) Negotiation Ongoing	N/A	Ongoing discussions underway with adjoining owners regarding a sale.	Ongoing discussions underway with adjoining owners regarding a sale.
Carriage House/ Mansion Cottage/ Rose Cottage	Roundhay	Existing Building	Marketed	Informal Tender	Existing Building	4	Market Housing	f) On the Market	N/A	Issue regarding lack of dedicated car parking	Issue regarding lack of dedicated car parking
Moorland Crescent	Morley North	N/A	26/02/2015	Informal Tender	0.04	2	Self-build / Custom-build	f) On the Market	N/A	Purchaser selected, sale currently with Legal for finalisation.	Purchaser withdrew offer. To be re-marketed by Eddisons 26/02/15.
Lawnswood School, Caretakers Cottage, 10 Spend Rd	Weetwood	Existing Building	26/02/2015	Auction	0.067	1	Market Housing	f) On the Market	N/A	Property Panel approval to be sought to dispose of the property at auction.	Property to be auctioned 26/02/15.
Beech Mount, Gipton	Gipton and Harehills	N/A	LCC progressing development scheme	LCC Development	0.2	5	Council House Newbuild	g) Other Council Initiative	N/A	LCC have secured funding from the HCA in the 2015-18 Affordable Home Programme. The site will form part of the Council Housing Growth Programme. Scheme due to commence on site in spring 2015.	Identified for LCC Housing Growth Programme. Feasibility study currently underway (consists of Stage 1 checks and study to establish potential development layout).

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Delivery Programme	Disposal Status	Financial Quarter Completed	Progress Update November 2014	Progress Update February 2015
Beech Walk, Gipton	Gipton and Harehills	unlisted	LCC progressing development scheme	LCC Development	0.7	60	Council House Newbuild	g) Other Council Initiative	N/A	LCC have secured funding from the HCA in the 2015-18 Affordable Home Programme. The site will form part of the Council Housing Growth Programme. Scheme due to commence on site in spring 2015.	Identified for LCC Housing Growth Programme. Feasibility study currently underway (consists of Stage 1 checks and study to establish potential development layout).
Broadlea Street (2 x sites)	Bramley and Stanningley	Unlisted	LCC progressing development scheme	LCC Development	0.71	21	Council House Newbuild	g) Other Council Initiative	N/A	The scheme will deliver 24 no. houses. Planning application to be submitted in November 2014. Start on site expected in early 2015.	Site forms part of the Council Housing Growth Programme and planning application submitted 13/02/15, planning determination date anticipated 20/05/15.
East Park Road	Burmantofts and Richmond Hill	Unlisted	LCC progressing development scheme	LCC Development	0.5	15	Council House Newbuild	g) Other Council Initiative	N/A	Scheme tendered and commenced on site in September 14	Scheme tendered and commenced on site in September 14
Garnets, West Hunslet	City and Hunslet	Unlisted	LCC progressing development scheme	LCC Development	0.41	12	Council House Newbuild	g) Other Council Initiative	N/A	Planning application prepared - scheme due to commence on site in early 2015.	Site forms part of the Council Housing Growth Programme and is now scheduled to commence in the 2015/16 financial year.
Mistress Lane, Armley	Armley	1338	LCC progressing development scheme	LCC Development	1.23	77	Council House Newbuild	g) Other Council Initiative	N/A	LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 77 units.	Site forms part of the Council Housing Growth Programme and is scheduled to commence in the 2016/17 financial year.
Squinting Cat Pub, Swarcliffe	Cross Gates and Whinmoor	N/A	LCC progressing development scheme	LCC Development	0.28	8	Council House Newbuild	g) Other Council Initiative	N/A	Planning application prepared and due for submission before end of 2014- scheme due to commence on site in early 2015.	Planning approval received for 18 units. Start on site anticipated for Spring 2015.
Whinmoor Public House, Stanks Lane South	Cross Gates and Whinmoor	N/A	LCC progressing development scheme	LCC Development	0.22	22	Council House Newbuild	g) Other Council Initiative	N/A	LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 22 units. Demolition of the building scheduled to commence 01/12/2014, residential development start on site scheduled for September 2015.	Site forms part of the Council Housing Growth Programme and is now scheduled to commence in the 2015/16 financial year.
Westerton Walk, Tingley	Ardsley and Robin Hood	1258	TBC	Informal Tender	1.28	38	Brownfield Land Programme	g) Other Council Initiative	N/A	Property Panel report to be considered seeking approval to combine this site with the West Ardsley Adult Training Centre for use within the Council House Growth Programme.	Potential use currently being considered.
Beckhill Grove/ Former Hill Top Public House, Meanwood	Chapel Allerton	263	TBC	Informal Tender	0.46	14	Brownfield Land Programme	h) Preparing to Market	N/A	Neighbourhood Framework approved by Executive Board in September 2014. Site being prepared for market.	Site to be marketed through the Homes and Communities Agency's Development Partner Panel in April 2015.
Farnley Hall Clock Barn	Farnley and Wortley	Existing Building	Marketed	Informal Tender	0.05	1	Market Housing	h) Preparing to Market	N/A	New Purchaser selected and legal instructed.	Purchaser has withdrawn. Highway concerns to be addressed prior to remarketing.
Farnley Hall Cottage	Farnley and Wortley	Existing Building	TBC	Informal Tender	0.13	1	Market Housing	h) Preparing to Market	N/A	New Purchaser selected and legal instructed.	Purchaser has withdrawn. Highway concerns to be addressed prior to remarketing.
Ash Tree Primary School	Kippax and Methley	265	Apr-15	Informal Tender	0.6	18	Older People's Housing	h) Preparing to Market	N/A	Offers received and are being considered	No offers suitable. To be remarketed April 2015.
Barncroft Close, Seacroft	Killingbeck and Seacroft	2146	Apr-15	Informal Tender	0.66	20	Brownfield Land Programme	h) Preparing to Market	N/A	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site. Options for Affordable Housing delivery also being explored.	It is proposed that this site is disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16. This process will commence in April 2015.
Manor Farm Road, Belle Isle	Middleton Park	N/A	TBC	Promotion to Registered Providers	0.36	6	Affordable Housing (RP)	h) Preparing to Market	N/A	Site promoted to housing associations but no interest received. Site will be re-marketed to a Registered Provider in early 2015.	Site promoted to housing associations but no interest received. Site will be re-marketed to Registered Providers.
Bramham House, Freely Lane, Bramham	Wetherby	Unlisted	TBC	Informal Tender	2.43	30	Market Housing	h) Preparing to Market	N/A	Being prepared for market. Planning brief prepared and approval is to be sought from Planning Board.	Comments awaited on the draft Planning Brief before marketing.
Neville Close, Halton Moor	Temple Newsam	N/A	Mar-15	Promotion to Registered Providers	Site 1 (0.16) Site 2 (0.20)	7	Affordable Housing (RP)	h) Preparing to Market	N/A	Guinness Northern Counties have withdrawn their offer. Site will be marketed to a Registered Provider in early 2015.	Site will be marketed to a Registered Provider in March 2015.
Neville Garth, Halton Moor	Temple Newsam	N/A	Mar-15	Promotion to Registered Providers	0.3	9	Affordable Housing (RP)	h) Preparing to Market	N/A	Guinness Northern Counties have withdrawn their offer. Site will be marketed to a Registered Provider in early 2015.	Site will be marketed to a Registered Provider in March 2015.
Cloverfield House, Oulton	Rothwell	Existing Building	TBC	Auction	0.07	1	Market Housing	h) Preparing to Market	N/A	Further issues have arisen around neighbour dispute. Likely to be resolved end 2014.	Title issues resolved. To be marketed at auction Spring 2015 .
Wyther Community Centre, Raynville Crescent	Bramley and Stanningley	N/A	TBC	Promotion to Registered Providers	0.5	15	Affordable Housing (RP)	h) Preparing to Market	N/A	To be marketed to Registered Providers in early 2015.	Planning Statement approved, site being prepared for market.
Micklefield Home & Lodge, Rawdon	Guisley and Rawdon	N/A	Mar-15	Informal Tender	Existing Building	16	Market Housing	h) Preparing to Market	N/A	Property has been approved to be marketed, in 2 stages if necessary as there are 2 buildings (1 occupied). To be marketed December 2014.	Planning brief has been signed off and property expected to be vacated in May 2015. Marketing to commence mid to late March 2015.
Brooklands Avenue, Seacroft	Killingbeck and Seacroft	2150A	Apr-15	Informal Tender	3.25	98	Brownfield Land Programme	h) Preparing to Market	N/A	Site marketed for older peoples housing in June 2013. Offers received, but disposal on hold pending completion of Neighbourhood Framework. LCC has successfully secured funding as part of the Affordable Homes Programme 2015-18 to deliver 20 units and funding through the Local Growth Fund to undertake works to remediate the site prior to further marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Delivery Programme	Disposal Status	Financial Quarter Completed	Progress Update November 2014	Progress Update February 2015
Brooklands Drive, Seacroft	Killingbeck and Seacroft	2150	Apr-15	Informal Tender	0.45	14	Brownfield Land Programme	h) Preparing to Market	N/A	A Neighbourhood Framework/Plan is being prepared for Seacroft. There is one dwelling in private ownership which must be reacquired although house is not occupied. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.
Asket Hill Primary School, Kentmere Approach, Seacroft	Killingbeck and Seacroft	2147	Apr-15	Informal Tender	5.28	30	Brownfield Land Programme	h) Preparing to Market	N/A	Cleared school site including open space and protected playing pitches. To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	It is proposed that this site is disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16. This process will commence in April 2015.
Liberal Club, Hedley Chase, New Wortley	Armley	1340	TBC	Informal Tender	0.21	7	Brownfield Land Programme	h) Preparing to Market	N/A	Outline planning application has been submitted, prior to open market disposal.	Site to be marketed once Outline Planning Application has been determined.
Kendal Drive, Halton Moor	Temple Newsam	2142	Apr-15	Informal Tender	0.43	13	Brownfield Land Programme	h) Preparing to Market	N/A	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.
Kentmere Approach, Seacroft	Killingbeck and Seacroft	2147D	Apr-15	Informal Tender	3.84	20	Brownfield Land Programme	h) Preparing to Market	N/A	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	It is proposed that this site is disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16. This process will commence in April 2015.
Moor End Training Centre, Hunslet	City and Hunslet	N/A	TBC	Informal Tender	0.27	8	Market Housing	h) Preparing to Market	N/A	Approval to be sought from Planning Board for the Planning Statement, prior to inviting bids.	Approval to be sought from Planning Board for the Planning Statement, prior to inviting bids.
Rombalds View, Otley	Otley and Yeadon	N/A	TBC	Informal Tender	0.046	2	Self-build / Custom-build	h) Preparing to Market	N/A	Site being prepared for marketing as a self build development. Consultation with residents has highlighted some difficulties with the site. Development potential is being reconsidered.	To be marketed.
South Parkway, Seacroft	Killingbeck and Seacroft	2150C	Apr-15	Informal Tender	1	30	Brownfield Land Programme	h) Preparing to Market	N/A	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.
Wykebeck Mount Site B, (Former School Site) Osmondthorpe	Temple Newsam	2141	Apr-15	Informal Tender	2.93	88	Brownfield Land Programme	h) Preparing to Market	N/A	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has potential as location for Basic Needs primary school provision. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	It is proposed that this site is disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16. This process will commence in April 2015.
Rathmell Road, Halton Moor	Temple Newsam	2143	Apr-15	Informal Tender	2.28	68	Brownfield Land Programme	h) Preparing to Market	N/A	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Delivery Programme	Disposal Status	Financial Quarter Completed	Progress Update November 2014	Progress Update February 2015
Seacroft Crescent (North) incl Fairview, Seacroft	Killingbeck and Seacroft	3153	Apr-15	Informal Tender	0.17	5	Brownfield Land Programme	h) Preparing to Market	N/A	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.
St Gregory's Primary School	Cross Gates and Whinmoor	4005	Apr-15	Informal Tender	0.6	24	Market Housing	h) Preparing to Market	N/A	Marketing strategy currently being considered. There is a potential to bring site forward alongside adjacent Whinmoor Public House site.	Planning Statement agreed, to be marketed end April 2015.
Cartmell Drive North, Halton Moor	Temple Newsam	2144	Apr-15	Informal Tender	1.45	36	Brownfield Land Programme	h) Preparing to Market	N/A	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members.	Ground investigation works are being undertaken for this site to prepare for remediation works to take place in 2015/16, funded through the Local Growth Fund. Remediation for this site has been identified to support the viable delivery of the site as it is in a marginal market area. It is proposed that this site is then disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16 once remediation is completed. This process will commence in April 2015.
St Luke's Nursery Beeston Hill, Beeston	Beeston and Holbeck	N/A	TBC	Informal Tender	0.15	3	Market Housing	h) Preparing to Market	N/A	Awaiting Department for Education approval. Planning permission in place	Site to be marketed for housing Spring 2015.
Holt Park District Centre, sites A-D	Adel and Wharfedale	4007	01/06/2015	Informal Tender	1.67	*Over 100 units	Market Housing	h) Preparing to Market	N/A	To be presented at December Executive Board with a recommendation that the planning statement be approved.	Discussions ongoing with ASDA regarding their potential development proposals.
Miles Hill Primary School / Beckhill Approach	Chapel Allerton	262	01/07/2015	Informal Tender	4	100	Market Housing	h) Preparing to Market	N/A	Neighbourhood Framework approved by Executive Board in September 2014. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 30 houses. Site to be marketed in 2015.	Site to be marketed through the Homes and Communities Agency's Development Partner Panel in April 2015.
Ancestor Pub, Armley Ridge Road, Armley, Leeds LS12 2RD	Armley	N/A	TBC	Promotion to Registered Providers	0.3	9	TBC	h) Preparing to Market	N/A	Acquisition of leasehold interest due to complete in November 2014.	Acquisition of leasehold interest completed in Nov. 2014. Site clearance preparation underway. Future use to be agreed.
Wortley High School	Farnley and Wortley	4007	TBC	Informal Tender	2.12	*Over 30 units	Market Housing	h) Preparing to Market	N/A	Secretary of State approval granted, however the site is being considered for Adult Social Care, Extra Care scheme - future use will be considered at November Executive Board.	Site to be marketed by May 2015.
Eastmoor School site	Adel and Wharfedale	4007	TBC	Informal Tender	3.57	60	Market Housing	i) Awaiting Vacant Possession	N/A	Vacant possession expected in spring 2015. Work underway to prepare for market.	Vacant possession expected in spring 2015. Work underway to prepare for market.
Lovell Park Road, Little London	Hyde Park and Woodhouse	3149	01/01/2016	Informal Tender	0.61	28	Brownfield Land Programme	i) Awaiting Vacant Possession	N/A	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme.
Meynell Approach, Holbeck	Beeston and Holbeck	3191	01/01/2016	Informal Tender	0.45	25	Brownfield Land Programme	i) Awaiting Vacant Possession	N/A	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Site compound for PFI scheme until January 2016, following which sale/redevelopment of the site will be sought. To monitor availability alongside PFI programme. Executive Board approval Jan 2013 - Brownfield Programme.
West Park Centre	Weetwood	2049	TBC	Informal Tender	2.3	60	TBC	j) Future Disposal	N/A	Asset Management and Regeneration are in the process of undertaking an option appraisal for future use.	Use of site currently being considered.
Matthew Murray High School	Beeston and Holbeck	2079	TBC	Informal Tender	8.03	TBC	TBC	j) Future Disposal	N/A	Strategic development site.	Future uses to be identified.
Wykebeck Mount Site A, Osmondthorpe	Temple Newsam	2141	TBC	Informal Tender	1.57	47	Brownfield Land Programme	j) Future Disposal	N/A	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	It is proposed that this site is disposed of via the Homes and Communities Agencies Delivery Partner Panel in 2015/16. This process will commence in April 2015.

Site name	Ward	SHLAA Reference (0.4ha and above)	Target date to commence disposal (or commence design activity if Council use)	Method of Disposal	Size (Ha)	Approximate No of Units (based on capacity study or 30 dwellings to ha)	Delivery Programme	Disposal Status	Financial Quarter Completed	Progress Update November 2014	Progress Update February 2015
Acre Mount, Middleton	Middleton Park	3161	TBC	Informal Tender	2.02	61	Brownfield Land Programme	j) Future Disposal	N/A	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Site being considered for school use. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 24 houses. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Partially cleared site. 2 plots of land and 1 house remain in private ownership. Neighbourhood framework prepared for Middleton and Belle Isle which sets out development opportunities for the site. Future uses for the site are being considered.
Middleton Park Avenue, Middleton	Middleton Park	2100	TBC	Informal Tender	5.85	100	Brownfield Land Programme	j) Future Disposal	N/A	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 34 houses. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	Development may be limited to a specific section of the market. Scope for development subject to discussions with ward members. LCC has successfully secured funding through the Affordable Homes Programme 2015-18 to deliver 34 houses.
Seacroft Crescent (South), Seacroft	Killingbeck and Seacroft	3153	TBC	Informal Tender	0.32	10	TBC	j) Future Disposal	N/A	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing. Executive Board approval granted to utilise the Homes and Communities Agency's Development Partner Panel as a means of procuring a long-term development partner to bring forward the site.	To be considered as part of Neighbourhood Plan and/or Neighbourhood Framework for Seacroft. LCC has secured funding through the Local Growth Fund to undertake works to remediate the site prior to marketing.
Bath Road (Site D)	City and Hunslet	2015	TBC	Informal Tender	0.44	13	Market Housing	j) Future Disposal	N/A	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.
Bath Road/Derwant Place (Site B)	City and Hunslet	2016	TBC	Informal Tender	0.52	40	Market Housing	j) Future Disposal	N/A	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.	Local Growth Fund bid submitted to support remediation of site. Site could help/ enable future refurbishment/ development of Temple Works.
Cartmell Drive South, Halton Moor	Temple Newsam	2144	TBC	Informal Tender	5.56	50	Brownfield Land Programme	j) Future Disposal	N/A	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has assumed valuable greenspace use as part of the Wyke Beck Valley	Development may be limited to a specific section of the market. Scope for development subject discussions with ward members. Site has assumed valuable greenspace use as part of the Wyke Beck Valley
Peel Street Centre, Jubilee Terrace, Morley	Morley South	Existing Building	TBC	Informal Tender	0.22	1	Market Housing	j) Future Disposal	N/A	Subject to third party agreement. Access to site challenging.	Subject to third party agreement. Access to site challenging.
Grange Farm (Land), Colton	Temple Newsam	N/A	TBC	Informal Tender	0.24	5	Market Housing	o) Issues to resolve before progressing	N/A	Tenancy issues to resolve.	Tenancy issues to resolve.

Report of Head of Scrutiny and Member Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 24 March 2015

Subject: Recommendation Tracking

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. Each Scrutiny Board receives regular reports on any recommendations from previous inquiries which have not yet been completed.
2. This allows the board to monitor progress and identify completed recommendations; those progressing to plan; and those where there is either an obstacle or progress is not adequate. The board will then be able to take further action as appropriate.
3. A standard set of criteria has been produced, to enable the board to assess progress. These are presented in the form of a flow chart at Appendix 1. The questions should help to decide whether a recommendation has been completed, and if not whether further action is required.
4. Attached as Appendix 2 is a progress report on one outstanding recommendation from the board's inquiry report on the private rented sector.
5. To assist board members, the Principal Scrutiny Adviser has proposed a draft status for the recommendation, taking account of the progress reported and the criteria set out in Appendix 1. The board is asked to confirm whether this assessment is appropriate, or to change it if this is not the case.
6. In deciding whether to undertake any further work, members will need to consider the balance of the board's work programme.

Next Steps

7. Further recommendation tracking reports will be scheduled as required, enabling the board to judge progress against outstanding recommendations.

Recommendation

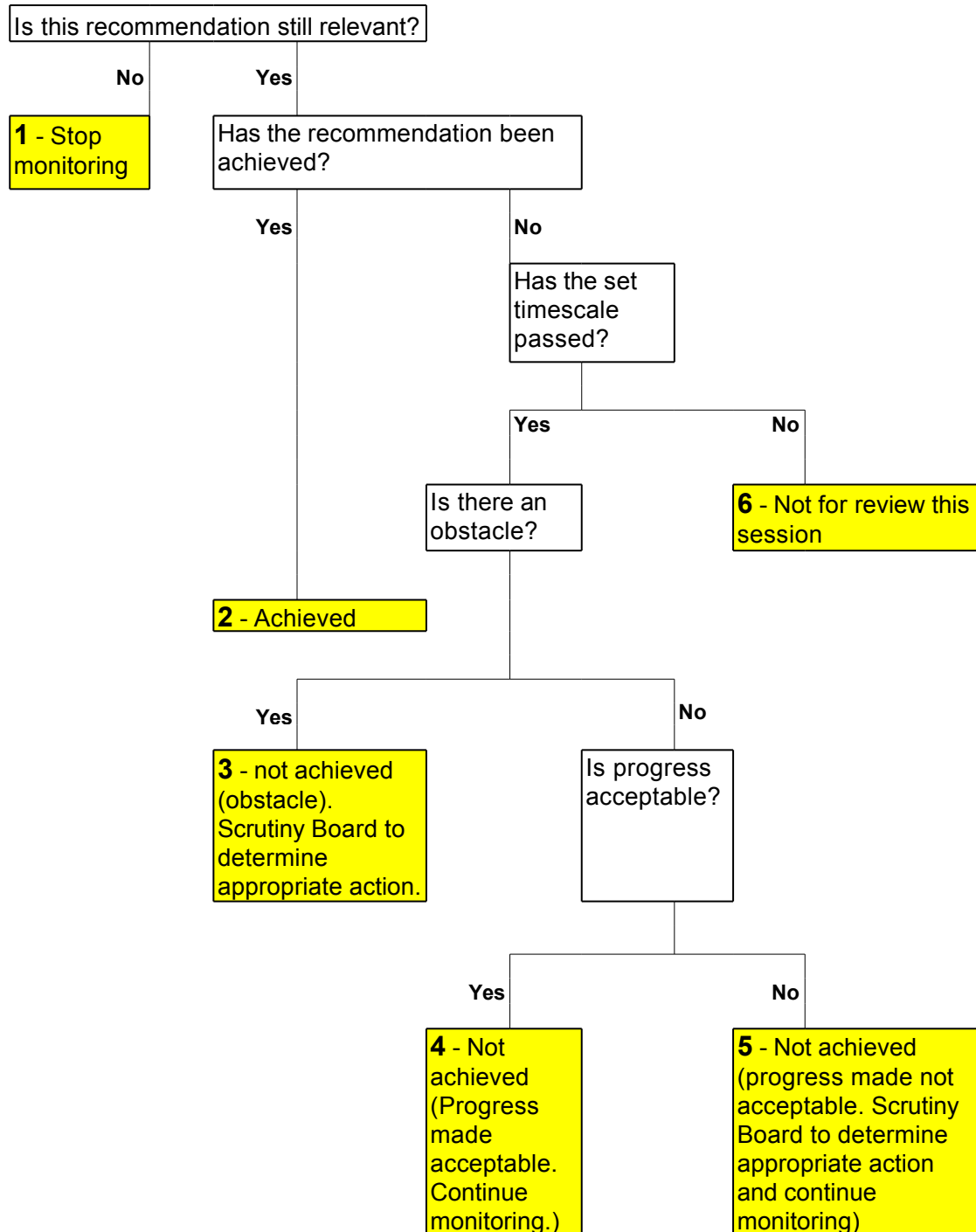
8. Members are asked to agree the status of the attached recommendation from the scrutiny inquiry on affordable housing.

Background documents¹

None used

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

Recommendation tracking flowchart and classifications:
Questions to be Considered by Scrutiny Boards



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Inquiry into Private Rented Sector Housing

Report published April 2012

Last update September 2014

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	Recommendation	Stage	Complete
2 (ii)	That as part of the drive to recruit and retain landlords to the Leeds Landlord Accreditation Scheme, the Director of Environment and Neighbourhoods works closely with the Housing Regulation Team, Locality Managers and the Chair of the Residential Landlords Association to explore the development of local landlord forums, particularly within identified 'hot spot' areas of the city, to share ideas on how to address their needs.		
	<p><u>March 2015 update</u></p> <p>With the commencement of the Leeds Neighbourhood Approach in Holbeck it was agreed to set up a local landlords' forum for the area. The aim of the forum was to engage with the local private rented sector property owners to develop closer working. This will now allow the service to work with the better landlords who want to engage and work with us and partners, allowing resources to be targeted at those who continue to cause issues for the community. The initial meeting took place at St Matthew's Community Centre on the evening of 4th March. Attendees included Cllr Gruen, Ward Councillors, Keepmoat, public sector housing partners and local landlords.</p> <p>The proposal to operate more local landlord forums has also seen additional discussions amongst those key parties with an interest in the Burley Ward, including Ward Members, and it is anticipated that a "pilot" landlord forum can be organised and a scheme implemented to address topical local issues in this Ward shortly. It is hoped that these pilot forums will form a basis that can be rolled out across other hot spot areas of the city to better address local community and environmental issues.</p> <p>In addition, officers have recently attended meetings with DCLG and other partners to discuss the possibility of a national rental standard. This could take the form of self-regulation and increased use of accreditation with the better landlords thus allowing local authorities to better target their resources on the lower end of the market. Following this, meetings have been set up for early March with both the National Landlords Association (NLA) and the Residential Landlords Association (RLA) and Unipol to determine a possible way forward for such a local scheme to operate in Leeds.</p> <p><i>Formal response July 2012</i> <i>Work on models of engagement are currently being developed for working more closely with landlords on an area basis. These will be developed based on previous schemes in Beeston Hill and Holbeck and for selective licensing in Cross Green. It is proposed to develop these forums when an area is targeted as part of the proposed new way of working, once resources are identified.</i></p> <p><i>October 2013 update</i> <i>Officers are working with a National Landlords Association in the Nowells to develop free help and advice. They are looking to have a forum for local landlords and are offering free associate membership of the association to any landlord.</i></p>	2 (Achieved)	

	<p><u>September 2014 update</u></p> <p><i>Following constructive discussions with RLAAS Ltd who operate LCC's accreditation scheme it has been agreed that they will take a lead on creating and running local forums, It is proposed to undertake a pilot forum linked to the LNA work. It is proposed to work up the details to implement a pilot forum linked to the next target area in Holbeck.</i></p> <p><i>This will also involve discussions with local managing agents to determine how they can be involved in this process.</i></p>		
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Report author: Kate Arscott
Tel: 247 4189

Report of Head of Scrutiny and Member Development

Report to Scrutiny Board (Housing and Regeneration)

Date: 24 March 2015

Subject: Work Schedule

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. The Board's work schedule is attached as appendix 1. The work schedule reflects discussions at the Board's February meeting. It will be subject to change throughout the municipal year.
2. The minutes of the Tenant Scrutiny Board meeting held on 18 February 2015 are attached at appendix 2 for the Board's information.

Recommendation

3. Members are asked to consider the work schedule and make amendments as appropriate.

Background documents¹

None used

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

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Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2014/15		
	June	July	August
Provision of cookers for tenants in need		Visit to furniture re-use organisations 29/7/14	
Requests for scrutiny			
Pre-decision Scrutiny			Leeds Housing Standard WG 28/8/14
Budget & Policy Framework Plans			
Recommendation Tracking			
Performance Monitoring	Quarter 4 performance report SB 24/6/14		

Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2014/15		
	September	October	November
Provision of cookers for tenants in need		To consider a report back on proposals discussed with furniture re-use organisations in March and July SB 28/10/14	
Rent Arrears	To consider a detailed report on the management of rent arrears (Requested March 2014) SB 23/9/14		Further report on technical arrears and low-level arrears SB 11/11/14
Housing delivery by the Private Sector			
East Leeds Extension			East Leeds Extension/East Leeds Orbital Road Progress Update SB 11/11/14
Requests for scrutiny	Housing Growth Private Rented Sector Housing SB 23/9/14		Housing Growth – further evidence to support consideration of request SB 11/11/14
Pre-decision Scrutiny		Housing Lettings Policy SB 28/10/14	Housing Strategy WG 25/11/14
Budget & Policy Framework Plans			
Recommendation Tracking	Affordable housing by private developers Housing Growth Private Rented Sector SB 23/9/14		Affordable housing by private developers – recommendation 9(i) SB 11/11/14 (Linked to request for scrutiny)
Performance Monitoring	Housing Management Review Financial Health Monitoring Housing on Brownfield Land Progress Tracking SB 23/9/14	Housing repairs performance monitoring process SB 28/10/14	

Key: SB – Scrutiny Board (Housing and Regeneration) Meeting

WG – Working Group Meeting

Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2014/15		
	December	January	February
Council house building programme	Buyback of Right to Buy properties SB 9/12/14		
East Leeds Extension	East Leeds Orbital Road Progress Update SB 9/12/14		
Insurance		Contents Insurance for Council tenants SB 20/1/15	
Housing Mix Inquiry			Session 1 WG 24/2/15
Requests for scrutiny			
Pre-decision Scrutiny	Lettings policy consultation proposals WG 17/12/14	Leeds Housing Standard explanatory memorandum SB 20/1/15	Housing Investment Plan SB 24/2/15
Budget & Policy Framework Plans		Executive Board's initial budget proposals SB 20/1/15	
Recommendation Tracking		Affordable Housing by Private Developers – rec 3(ii) SB 20/1/15	
Performance Monitoring	<ul style="list-style-type: none"> Quarter 2 performance report Delivery of Housing on Brownfield Land quarterly progress report Quarterly Financial Position Statement SB 9/12/14 	Report of Student Accommodation Working Group SB 20/1/15	
Contribution to the work of other Scrutiny Boards			Community Infrastructure Levy (CIL) (led by Sustainable Economy and Culture) WG 03/02/15

Key: SB – Scrutiny Board (Housing and Regeneration) Meeting

WG – Working Group Meeting

Scrutiny Board (Housing and Regeneration) Work Schedule for 2014/2015 Municipal Year

Area of review	Schedule of meetings/visits during 2014/15	
	March	April
High-rise flats		Project Plan SB 28/4/15
Housing Mix Inquiry	Sessions 2 and 3 WG (Date TBC)	
Requests for scrutiny		
Pre-decision Scrutiny		
Budget & Policy Framework Plans		
Recommendation Tracking	Private Rented Sector – recommendation 2(ii) SB 24/3/15	
Performance Monitoring	<ul style="list-style-type: none"> Quarter 3 performance report Delivery of Housing on Brownfield Land quarterly progress report Quarterly Financial Position Statement East Leeds Orbital Road progress report SB 24/3/15	<ul style="list-style-type: none"> Annual Tenancy Visit Outcomes Tenant Scrutiny Board inquiry report – Annual Tenancy Visits SB 28/4/15

Unscheduled

- Repairs contract renewal – timing to be confirmed
- Institutional Investment – scope and timing to be determined
- Pre-tenancy training – to be scheduled once programme developed
- Lettings Policy – Feedback from consultation (Working group) – timing to be confirmed

Key: SB – Scrutiny Board (Housing and Regeneration) Meeting

WG – Working Group Meeting

TENANT SCRUTINY BOARD

WEDNESDAY, 18TH FEBRUARY, 2015

PRESENT: John Gittos in the Chair

Jim Fergusson, Michael Healey, Roderic Morgan, Keith Newsome, Barry Stanley and Jackie Worthington

59 Late Items

There were no late items, but the following additional information was submitted to the meeting:

- Answers to additional questions
- Notes from visit to Wakefield District Housing
- Examples of other Tenant Scrutiny Board reports.

The above information was subsequently made available on the Council's website.

60 Apologies for Absence

Apologies for absence were submitted by Carol Bennett, Sandra Bland, Maddie Ullah and Damien Walsh.

61 Minutes - 21 January 2015

RESOLVED – That the minutes of the meeting held on 21 January 2015 be approved as a correct record.

62 Discussion with Executive Board Member - Neighbourhoods, Planning and Personnel, Councillor Peter Gruen

The Board welcomed to the meeting, Councillor Peter Gruen, Executive Board Member (Neighbourhoods, Planning and Personnel) to discuss the work and ambitions of the Tenant Scrutiny Board and possible future areas for Scrutiny.

Potential future areas for scrutiny were discussed:

- The role of the Board in reviewing the tenant engagement strategy.
- Potential review of tenant engagement across Leeds.

The Chair invited questions and the key areas of discussion were:

- The responsibilities of tenants.

Draft minutes to be approved at the meeting
to be held on Thursday, 19th March, 2015

- An enhanced role for housing management and less emphasis on choice based lettings.
- Development of a core tenant group to identify common issues.
- Greater emphasis on getting to know tenants.
- A suggestion that Councillor Gruen be invited to attend a future Board meeting.

The Chair thanked Councillor Gruen for his attendance at the meeting.

RESOLVED –

- (a) That the above potential future areas for scrutiny be noted
- (b) That Councillor Gruen be invited to attend a future Board meeting.

63 Performance Report

The Head of Scrutiny and Member Development submitted a report which presented the Board's quarterly performance report.

The following were in attendance for this item:

- Nik Carter, Senior Data Quality and Data Analyst
- Emma Kamillo-Price, Programme Management Officer.

The main areas of discussion were:

- A request that the performance table be updated to include monthly performance information to be reported to the Board on a quarterly basis.
- In addition, a request that the performance table be updated to include figures as well as percentages.
- Confirmation that the STAR survey had been despatched to 13,000 tenants and 3,434 responses had been received (this equated to a 27% response rate).
- An update that submission of the STAR survey had been postponed to enable the inclusion of high level action plans. The STAR survey was due to be presented to Housing Advisory Board in April 2015.
- Clarification sought how information and data presented in the STAR survey was being used to inform service reviews.
- A request for information regarding the service review of independent living satisfaction.
- Issues associated with delays to major adaptations.

RESOLVED –

- (a) That the Board's quarterly performance report be noted.
- (b) That the performance table be updated to include monthly performance information to be provided to the Board on a quarterly basis.
- (c) That the performance table includes figures as well as percentages.

(d) That the above requests for information be provided.

64 Report Writing and Report Style

The Head of Scrutiny and Member Development submitted a report which invited the Board to consider how it wished to produce its report on Annual Tenancy Visits (ATVs) and in what style.

Examples of tenant reports from other areas (together with the style used by Leeds Scrutiny Boards) had been circulated to Board Members in advance of the meeting.

RESOLVED – That the Board approves the style used by Leeds Scrutiny Boards when producing inquiry reports.

65 Recruitment

The Head of Scrutiny and Member Development submitted a report which presented information to support future Board recruitment.

The following information was appended to the report:

- Tenant Scrutiny Board Information Pack
- Tenant Scrutiny Board Membership Application Form
- Tenant Scrutiny Board Information Flyer.

The following were in attendance for this item:

- Sharon Guy, Housing Manager (Scrutiny and Customer Relations)
- David Rickus, Housing Manager (Scrutiny and Information).

The key areas of discussion were:

- An outline of the support arrangements available in promoting the work of tenant scrutiny, particularly through the development of social media.
- Positive feedback received from tenants interested in becoming involved with tenant activities.
- A suggestion that an informal meeting be arranged to discuss the recruitment process and associated timescales.
- Utilising grant funding to support the development of training activities.
- A suggestion that a copy of the Tenant Scrutiny Board flyer be included in the next tenant newsletter.

RESOLVED –

- (a) That the Board approves the use of the information pack, membership application form and information flyer to support future Board recruitment.
- (b) That an informal meeting be arranged to discuss the recruitment process and associated timescales.

- (c) That a copy of the Tenant Scrutiny Board flyer be included in the next tenant newsletter.

66 Annual Tenancy Visit - Inquiry - Recommendations

The Head of Scrutiny and Member Development submitted a report which asked the Board to consider draft recommendations that had been submitted for consideration at today's meeting.

The Board discussed a broad range of recommendations submitted by Board Members to be incorporated into a first draft report for further discussion.

It was suggested that an informal meeting be arranged to consider the draft inquiry report and recommendations.

RESOLVED – That an informal meeting be arranged to take place on Thursday, 5 March at 1.30 pm to consider the draft inquiry report and recommendations.

67 Any Other Business

Barry Stanley advised that he was resigning as Vice-Chair of Tenant Scrutiny Board, to take effect immediately after today's meeting. Barry advised that he would continue to serve as a Board Member. Members thanked Barry for his hard work and support as Vice-Chair. The Board was advised that there was no statutory requirement for the Board to appoint a Vice-Chair.

Board Members briefly discussed the benefits of introducing a pre-meeting for all future meetings to commence 30 minutes prior to the main Board meeting.

RESOLVED – That the Board introduces a pre-meeting for all future meetings to commence 30 minutes prior to the main Board meeting.

68 Date and Time of Next Meeting

Thursday, 19 March 2015 at 1.30pm

(The meeting concluded at 4.20pm)