

## Affordable Housing by Private Developers

Report published May 2012

Last update February 2014

	Recommendation	Stage	Complete
4	<b>That the Directors of City Development and Environment and Neighbourhoods, as appropriate, work closely with all relevant financial institutions to identify and report back to the appropriate Scrutiny Board on ways to deliver the affordable homes needed in the city.</b>		
	<p><b><u>September 2014 update</u></b></p> <p>Over the last year, there have been discussions with a number of developers backed by institutional funds and with funders themselves to discuss models for Leeds in the context of investor requirements and prevailing rent levels. There are several strands of activity which are being pursued which include a joint project with Bradford to attract funding from the Local Growth Fund for a joint PRS pilot utilising land belonging to each authority.</p> <p>In the context of a changing market Leeds is now starting to see institutionally backed developments coming forward from the commercial sector for market rent housing, with several large schemes at planning application or pre-application stage, indicating that the model is becoming increasingly viable. Dialogue and collaboration with investors including considering how the Council can take a facilitation role to proactively support and broker relationships including the potential to dispose of its own land to augment a programme of investment and explore aligned delivery of other tenures is forming part of the ongoing approach. From this the extent to which schemes may need specific resources to deliver affordable housing can be quantified.</p> <p><u>Formal Response (received November 2012)</u>  <i>Agreed, the potential role for institutional investors is being explored both locally and at City Region level.</i></p> <p><u>November 2013 update</u>  <i>A number of approaches have been made by institutional investors with propositions for the delivery of market and affordable housing. As indicated previously these are being examined in detail and the extent to which rent levels in the different housing markets across the city could support the cost of long term leases which are required by the institutions is being explored.</i></p> <p><u>February 2014 update</u>  <i>Following the Board's decision in November 2013 that the progress made was not acceptable, a detailed report was presented to the Board in February 2014 covering work relating to recommendations 3(i), 4 and 5. The Board welcomed this report and the evidence of progress being made, but resolved to continue monitoring progress.</i></p>	<p style="text-align: center;"><b>2 (achieved) Or 4 Not achieved (Progress made acceptable. Continue monitoring.)</b></p>	