

Affordable Housing by Private Developers

Report published May 2012

Last update November 2013

	Recommendation	Stage	Complete
9 (i)	<p>That the Director of City Development and Director of Environment and Neighbourhoods press for a reduction in the Council's housing target as a consequence of the revised population projection by the Office for National Statistics and report back to the appropriate Scrutiny Board on the outcome.</p>		
	<p><u>September 2014 response</u></p> <p>In May 2014 the latest population projections were released and these pointed to projected lower and slower growth in Leeds. This is partly because the latest projections assume recessionary trends will continue and do not take into account local evidence. The Inspector has considered calls from a number of parties to re-open the Core Strategy Examination to discuss the May projections. The Inspector has declined to do so and states that he will deal with the population projections in his Report. The Council will need to examine the implications of the latest population projections and any subsequent household projections alongside other drivers such as the need for affordable housing and job growth. Within this context it is particularly important that the Inspector maintains his proposed modification to the Core Strategy, which sets the housing target at a rate of at least 3,660 homes per annum for the early years of the plan in recognition of a number of delivery factors.</p> <p><u>Formal Response (received November 2012)</u></p> <p><i>In tandem with Scrutiny Board's concern about the realism of population forecasts, Leeds has already set a reduced housing requirement which was lower than the 2008 ONS Population Forecasts. This was based on the Strategic Housing Market Assessment (SHMA) which identified a number of weaknesses in the ONS methodology. The recent ONS forecasts addressed these weaknesses. Leeds' population forecasts which underpin its housing requirement are still lower than the recent ONS forecasts. ONS figures released in March 2012 using the revised methods suggest a 2026 population for Leeds of 885,000 people and we will have the benefit of census data later this year. It would perhaps be most useful therefore to consider this recommendation at this time.</i></p> <p><u>November 2013 update</u></p> <p><i>ONS recently published 2011 based Interim Household Projections which provide lower growth forecasts than the previous 2008 based Projections. Council officers presented this new evidence (as well as the 2013 update of the Regional Econometric Model forecasts for employment growth in Leeds) at the Core Strategy Examination in October 2013. The new evidence shows a range of trajectories of need for housing in Leeds. It illustrates that the Core Strategy housing requirement of 74,000 (gross) new dwellings 2012 – 2028 sits at the upper end of the range of trajectories. The Planning Inspector also heard evidence from resident groups that the housing needs are exaggerated and the Core Strategy requirement should be reduced to around 50,000 dwellings. He also heard evidence from house builders that the Core Strategy requirement failed to account for undersupply pre-2012 and should be increased to 90,000+. The Inspector's conclusions and recommendations are awaited.</i></p>	<p>1 (Stop monitoring)</p>	