

Priority 1

Affordable Housing Growth

1.2 New Council Housing

The Council has embarked on the largest programme of new council housing development seen in the city for several decades. An £81m programme has been established to deliver some 600 new homes. Coupled with the ongoing PFI project at Little London and Beeston Hill & Holbeck, over 1000 new properties will be added to the Council's stock during 2015-18. The Homes and Communities Agency is supporting the Council's programme and has recently confirmed a grant contribution of over £8m. The location of new council housing has been informed by Housing Needs Assessments that identify supply, demand and unmet need for housing in specific localities. The programme includes the delivery of housing for older people including sheltered and extra care schemes.

The majority of the homes will be new build properties delivered directly by the Council. The newly developed housing will be completed to the 'Leeds Standard' of design, space

provision and environmental efficiency. The Council works with partners including developers and Registered Providers to co-invest in communities and make resources stretch further, producing mixed tenure developments and helping to regenerate neighbourhoods. The Council uses its own land through the Brownfield Land Programme to support this.

An important delivery route has been through purchasing new build properties directly from private sector developers which can be a quick and value for money way of delivering new homes in areas where they are needed.

Bringing empty homes back into use as council housing is also an important element of the programme. This not only adds to council stock but ensures that properties which have previously been a blight on neighbourhoods are brought up to an excellent standard, and complement rather than detract from the well-being of communities.

Case Study – Little London, Beeston Hill and Holbeck PFI

The Council has entered into a 20 year contract with Keepmoat to build new council housing, refurbish existing stock and to regenerate the localities of Little London, Beeston Hill and Holbeck. The first stage of the project is to refurbish almost 1300 homes, including 7 high rise tower blocks, demolish 215 out-moded properties and build 388 new homes. Keepmoat will be responsible for the maintenance of the properties over the 20 year term. £198m will be invested in the project over the 20 year period by the Council. Local people have been recruited to work on the project including 41 apprentices.



The Leeds Standard

The Council wants the 70,000 new homes to be built in the city by 2028 to be high quality. The 'Leeds Standard', covering the quality of urban design, space standards and sustainability has been developed to support and influence the delivery of new homes. The 'Leeds Standard' is being used as a basis for working with developers to ensure new housing is built to high standards through the planning process and by the Council itself in the delivery of the council housing programme. Space requirements, including bedroom size, are set out in the standard as is the requirement to make the Council's new housing as energy efficient as possible through the use of sustainable energy sources, high quality insulation and heating systems.