

Priority 5

Affordable Housing Growth

1.6 Affordable Housing and Sustainable Communities

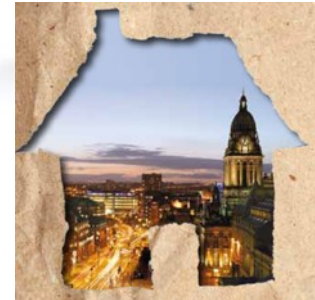
Most new housing is delivered through market led development that has secured planning permission to develop. The Council can apply conditions to the planning approval including the provision of a specified number of affordable housing units within the wider development. This is called a Section 106 agreement. A continued pick up in the economy and housing markets should mean that more commercial housing development is proposed and consequently more opportunity to secure affordable housing through the Section 106 route.

The affordable housing developed through the Section 106 option, social rented housing and/or shared ownership, means that this is an effective means of creating mixed sustainable communities. The number and type of affordable housing to be provided is agreed through dialogue between developers and the Council. Developers will work with Registered Providers regarding the development of affordable housing and the future management of social housing units adds to the sustainability of the development.

The Council sometimes accepts a 'commuted sum' from a housing developer as an alternative to affordable housing being provided on a specific development. Such funds can be used to develop affordable housing elsewhere in the city.

The Council has recently developed its approach to [Community Infrastructure Levy](#) (CIL) for Leeds. The CIL will involve applying a charge on development with the funds being available to cover the cost of additional infrastructure and services required through the development.

The Council needs to ensure that sufficient affordable housing is developed of the right type to meet need and located in areas where people want to live. [Strategic Housing Market Assessments](#), coupled with Housing Needs Assessments for larger schemes, are used to inform the number, type and location of affordable housing that is needed.



Case Study—Royal Gardens

Royal Gardens, Pudsey, is a development of 164 new homes by Barratt David Wilson Homes which was completed in 2013. Under the development's s106 agreement 41 units were acquired by Leeds Federated Housing Association (LFHA) for the provision of Affordable Housing, which were pepper potted throughout the scheme to create a mixed community. As part of the purchase of the units, LFHA, in discussions with the developer, added additional energy efficiency measures to the properties which included energy efficient boilers and rainwater recycling butts where possible. This has both improved the sustainability of the units as well as making the properties cheaper for their tenants to heat their homes.