

**Report of the Head of Governance and Scrutiny Support & Director of City Development**

**Report to Scrutiny Board (City Development)**

**Date: 26 April 2017**

**Subject: Housing Mix – Tracking of scrutiny recommendations/desired outcomes**

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 sets out the progress made in responding to the recommendations arising from the Scrutiny inquiry into Housing Mix
2. Scrutiny Boards are encouraged to clearly identify desired outcomes linked to their recommendations to show the added value Scrutiny brings. As such, it is important for the Scrutiny Board to also consider whether its recommendations are still relevant in terms of achieving the associated desired outcomes.
3. The Scrutiny recommendation tracking system allows the Scrutiny Board to consider the position status of its recommendations in terms of their on-going relevance and the progress made in implementing the recommendations based on a standard set of criteria. The Board will then be able to take further action as appropriate.

**Recommendations**

4. Members are asked to:
  - Agree those recommendations which no longer require monitoring;
  - Identify any recommendations where progress is unsatisfactory and determine the action the Board wishes to take as a result.

## 1 Purpose of this report

- 1.1 This report sets out the progress made in responding to the recommendations arising from the Scrutiny inquiry into Housing Mix.

## 2 Background information

- 2.1 At the July 2015 meeting of Scrutiny Board (City Development), Members agreed to undertake a joint Inquiry with Scrutiny Board (Environment and Housing) into 'Housing Mix'. It was agreed that the Inquiry would be progressed via a joint working group.
- 2.2 Work in this area was initially started by the then Scrutiny Board (Housing and Regeneration) following a request for scrutiny from a member of the public and former co-optee of that Scrutiny Board. This request for Scrutiny focused on a request for Members to re-examine the adequacy of the responses provided to the first two recommendations of a previous scrutiny inquiry completed in 2011 by Scrutiny Board (Regeneration) on Housing Growth.
- 2.3 It was agreed by both Scrutiny Boards that matters relating to previous recommendations would be considered during the course of the working group's discussions. However the focus of this fresh Inquiry would be the delivery of Policy H4<sup>1</sup>, that is, delivery, as expressed in the Core Strategy, of the right property type and tenure within criteria of affordability.
- 2.4 The review concluded in March 2016 and a report setting out the Scrutiny Board's findings and recommendations was published in the same month. In July 2016, the Scrutiny Board received a formal response to the recommendations arising from this review.

## 3 Main issues

- 3.1 Scrutiny Boards are encouraged to clearly identify desired outcomes linked to their recommendations to show the added value Scrutiny brings. As such, it is important for the Scrutiny Board to also consider whether its recommendations are still relevant in terms of achieving the associated desired outcomes.
- 3.2 The Scrutiny recommendation tracking system allows the Scrutiny Board to consider the position status of its recommendations in terms of their on-going relevance and the progress made in implementing the recommendations based on a standard set of criteria. The Board will then be able to take further action as appropriate.
- 3.3 This standard set of criteria is presented in the form of a flow chart at **Appendix 1**. The questions in the flow chart should help to decide whether a recommendation has been completed, and if not whether further action is required.
- 3.4 To assist Members with this task, the Principal Scrutiny Adviser, in liaison with the Chair, has given a draft position status for each recommendation. The Board is asked to confirm whether these assessments are appropriate and to change them where they are not. Details of progress against each recommendation are set out within the table at **Appendix 2**.

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<sup>1</sup> Policy H4 aims to ensure that the new housing developed in Leeds is of a range of type and size to meet the mix of households expected over the Plan period.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

4.1.1 Where internal or external consultation processes have been undertaken with regard to responding to the Scrutiny Board's recommendations, details of any such consultation will be referenced against the relevant recommendation within the table at **Appendix 2**.

### **4.2 Equality and Diversity / Cohesion and Integration**

4.2.1 Where consideration has been given to the impact on equality areas, as defined in the Council's Equality and Diversity Scheme, this will be referenced against the relevant recommendation within the table at **Appendix 2**.

### **4.3 Council Policies and City Priorities**

4.3.1 The adopted Core Strategy takes forward the spatial objectives of the Vision for Leeds and the priorities set out in the best Council Plan, particularly in relation to promoting sustainable and inclusive economic growth. This will be supported through the identification of land and its phasing through the Site Allocations Plan and Aire Valley Leeds Area Action Plan. Appropriate housing mix is a key element of this process.

### **4.4 Resources and Value for Money**

4.4.1 Details of any significant resource and financial implications linked to the Scrutiny recommendations will be referenced against the relevant recommendation within the table at **Appendix 2**.

### **4.5 Legal Implications, Access to Information and Call In**

4.5.1 This report does not contain any exempt or confidential information.

### **4.6 Risk Management**

4.6.1 This section is not relevant to this report.

## **5 Conclusions**

5.1 The Scrutiny recommendation tracking system allows the Scrutiny Board to consider the position status of its recommendations in terms of their on-going relevance and the progress made in implementing the recommendations based on a standard set of criteria. This report sets out the progress made in responding to the recommendations arising from the Scrutiny inquiry in Housing Mix.

## **6 Recommendations**

6.1 Members are asked to:

- Agree those recommendations which no longer require monitoring;
- Identify any recommendations where progress is unsatisfactory and determine the action the Board wishes to take as a result.

## **7 Further Appendices**

- Executive Board, 19<sup>th</sup> April 2017, Housing White Paper – Department of Communities & Local Government (DCLG) – Appendix 3
- Report to Development Plans Panel, 22 November 2016, Models of Housing Delivery – Appendix 4
- Edge Analytics (2016) Leeds Demographic Review – Appendix 5

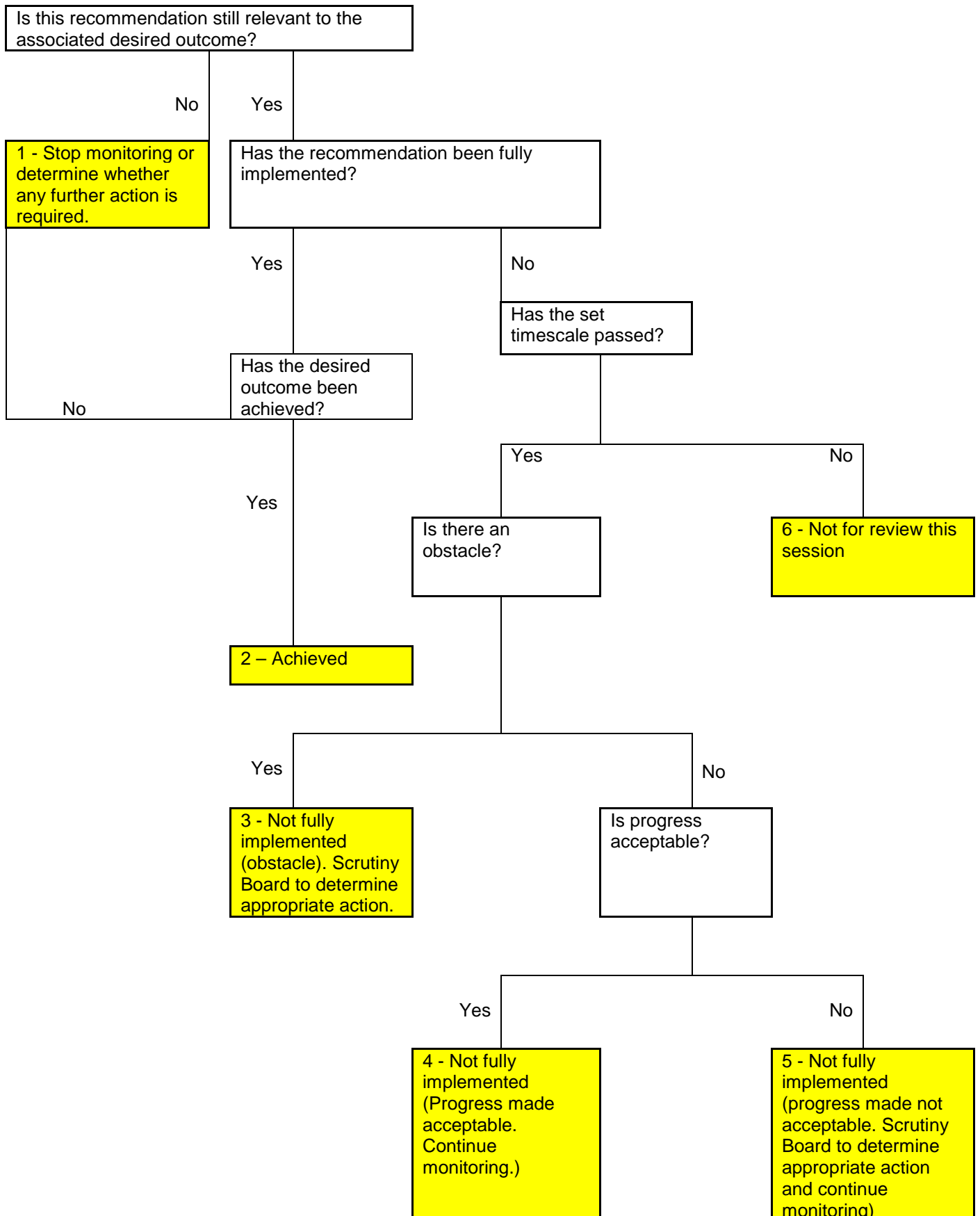
## **8 Background documents<sup>2</sup>**

None

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<sup>2</sup> 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**



Position Status Categories

- 1 - Stop monitoring or determine whether any further action is required
- 2 - Achieved
- 3 - Not fully implemented (Obstacle)
- 4 - Not fully implemented (Progress made acceptable. Continue monitoring)
- 5 - Not fully implemented (Progress made not acceptable. Continue monitoring)
- 6 - Not for review this session

<p><b>Desired Outcome</b> - That the Core Strategy captures all relevant data</p>
<p><b>Recommendation 1</b> – That the Director of City Development maintains the commitment to a selective review of the Core Strategy, which should commence following the release of the 2014, based household projections.</p> <p><b>Formal response:</b>  The directorate can confirm that there is commitment to a selective review of the Core Strategy. The technical elements of this process will be managed by the Head of Strategic Planning in liaison with wider key services from across the Council so as to ensure a consistent approach to demographic forecasts and analysis.</p> <p>The details of this process and timetable require further scoping via Development Plan Panel (DPP). Officers advise that the release of the 2014-based sub-national household projections will be an important part of the evidence base for this. These are normally released in October 2016. The process of carrying out a Strategic Housing Market Assessment (SHMA) to support an amendment to the Core Strategy housing requirement will take at least 16 months and will need to be submitted to the Planning Inspectorate for consideration at an Examination in Public.</p> <p>Key issues to consider, include:</p> <ul style="list-style-type: none"> <li>• the methodology for carrying out an assessment of objectively assessed housing need (OAN) is set in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). This is the same methodology as was used for the Core Strategy.</li> <li>• a Local Plan Expert Group reported to DCLG in March 2016 on recommendations for a substantially revised OAN methodology. The key elements of this are: the link between homes and jobs can often lead to higher figures than are considered to be realistic; the need to provide affordable housing can lead to higher housing numbers than projected. The Council responded to this group’s recommendations as part of a joint WYCA response. The response is available at Appendix 21. It should be noted that two independent consultants (Peter Brett and GL Hearn) have cast some doubt over the new methodology. Both point out that the new approach could have specific consequences for inflated housing numbers in Leeds e.g. arising from use of 10-year international migration trends.</li> <li>• any process of reviewing the Council’s housing numbers should be objective and ensure as far as possible that methodological changes to national guidance do not de-rail the process once commenced.</li> </ul> <p>Until any revised targets are adopted following an Examination in Public then the Core Strategy targets remain in force.</p> <p><b>Current Position:</b>  Endorsement for a Selective Review of the Core Strategy was recommended by Development Plan Panel on 22<sup>nd</sup> November 2016) and provided by Executive Board on 8<sup>th</sup> February 2017. Executive Board recommended that the initial scope of the core strategy review be as follows:  (i) update the housing requirement in Policy SP6, considering and making any necessary</p>

consequent revisions to other parts of the Plan considering any implications for the spatial strategy. This will be supported by evidence gathered by the Strategic Housing Market Assessment (SHMA). A SHMA was commissioned from ARC4 and Edge Analytics consultants in February 2017 and work is progressing on a new objectively assessed need (OAN) figure in line with the methodology currently set out in national guidance. The Housing White Paper suggests that Government wants a standardised approach to OAN (taking on board the LPEG recommendations) and the consultants are preparing a variant analysis against such a methodology to ensure flexibility. The work is being supported by a Reference Group, comprising Members, developers, neighbourhood planning representatives and other interested parties. Work is currently underway examining the up to date links between employment and housing growth with the Combined Authority and taking account of Brexit implications. An initial report on household projections was attached to the Executive Board Report and helps evidence the need for a Selective Review. This is attached as a Background Document.

(ii) updating the Affordable Housing Policy H5 in response to anticipated proposals in the Housing White Paper and amending the policy as necessary in response to findings of the SHMA and viability assessment of policy. The SHMA involves primary research on housing needs and preferences from a postal survey to over 25k households across Leeds. The Council's response to the HWP expresses concern that the Government's approach to Starter Homes remains unclear and awaits further clarification.

(iii) incorporating the Housing Standards policy work into the Core Strategy Review instead of undertaking it in a separate development plan document. Executive Board have previously agreed that the City Council should adopt nationally described space standards which set minimum sizes for new dwellings, and access standards setting minimum percentages of accessible dwellings on new developments. Given the close relationship with other policy areas it is considered judicious to address housing standards through the Core Strategy Review. As the standards progress through the Core Strategy making process, subject to the level of objection, they can gain weight and be used in Development Management decisions.

The timetable for the selective review is as follows:

- Complete evidence base – Summer 2017
- Executive Board decision on Publication Draft Core Strategy Review – Nov 2017
- Publication Draft Core Strategy Review – Dec 2017
- Submission Plan – Summer 2018
- Adopted Plan – Winter 2018

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

### **Desired Outcome - The standardisation of methods to assess viability**

**Recommendation 2** – That the Chief Planning Officer writes to the Secretary of State and the department of Communities and Local Government urging the Government to standardise the methodology for assessing viability taking into account the experiences of local planning authorities, and the full range of policy requirements for delivering sustainable development.

#### **Formal response:**

This action is outstanding pending the work with ATLAS (Advisory Team for Large Applications) under recommendation 3 below and detailed consultations arising from the Housing and Planning Act.

#### **Current Position:**

The Chief Planning Office originally intended to write to the Secretary of State as part of a

wider lobbying letter about the need for freedoms for Local Planning Authorities around Housing Revenue Accounts (HRA) and the challenges of Government policy on five year housing land supply. Given the White Paper publication (which was anticipated to tackle the issue of viability) the letter focussed on the HRA issue.

The Chief Planning Officer will write to the Secretary of State and the department of Communities and Local Government as part of a wider response to the Government's Housing White Paper proposals, which have been awaited for some time and were finally published in January 2017. The Council's proposed response to Government on the Housing White Paper (Executive Board 19th April agenda item "Housing White Paper (DCLG) – 'Fixing the Broken Housing Market'") is attached as Appendix 3. Page 46 of **Appendix 3** addresses this recommendation.

Officers will also follow up and address these points with the Chief Planner from DCLG. He was due to visit the City in February but has now re-arranged for May.

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - The continuous improvement of elected members skills and knowledge

**Recommendation 3** – That the Chief Planning officer arranges for Plans Panel Members to receive further information and training on best practice in dealing with scheme viability appraisals, in collaboration with other West Yorkshire authorities and the Planning Advisory Service.

**Formal response:**

A training session on viability for elected members is taking place on 13th July 2016. All members of the Plans Panel have been invited to attend. The session is being led by ATLAS (Advisory Team for Large Applications), with contributions from the District Valuer and representatives from the volume house builders.

**Current Position:**

Following previous training this is to be reviewed and updated as necessary as part of the annual Member training programme for 2017/18

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - Raising the awareness of Housing Assessments and their importance in the planning process

**Recommendation 4** – That the Chief Planning Officer reports back to the relevant Scrutiny Board the implementation and success of the proposed assessment guidance and other proposed actions around Housing Needs Assessments.

**Formal response:**

The development of assessment guidance for carrying out Housing Needs Assessments remains a priority. The commissioning of local Housing Market Assessments on a neighbourhood basis is overseen by the Housing Growth Team and this work will be extended to include the preparation of a template which could provide guidance to assist others, including Neighbourhood Forums and developers, in carrying out local assessments. The current contract for this work is due for renewal in September and it will form part of the work programme of the new contractor once appointed.

A report back to Scrutiny Board will follow at that time. It will be important to reflect this workstream in any revised SHMA and be clear as to the roles of Ward Members and



Community Committees in this area.

**Current Position:**

The HMA & Strategic Housing Research Commission was awarded in March 2017 and the template for the HMAs and methodology is in the process of being agreed by the Housing Growth Team. This commission will work alongside the revision of the SHMA, which will develop the city wide position in relation to the housing market and specific needs.

Since 2011 the council has undertaken 37 Housing Market Assessments across the city (for a variety of purposes including neighbourhood management approaches and new development) and these have been used as a basis for discussions with developers and Registered Providers to inform the development of schemes or respond to proposals.

The Council has utilised the HMAs when identifying the need and type of Affordable Housing required as part of s106 Affordable Housing obligations. This has enabled the council and developers to directly address local housing need and demand in different areas. Developers are also required to submit their own HMA on larger developments which are scrutinised by officers and compared again the council's own data.

For example, the HMA for Thorp Arch and Walton in January 2016 set out that new developments should encompass a wide mix of housing types and sizes, and offer a range of prices and rents.

The most recent commissioned HMAs have been for strategically important sites, such as the East Leeds Extension, and niche markets such as the Inner West Student Market & to support Local Neighbourhood Forums. The HMA work programme includes the South Bank and City Centre markets.

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - Improvement in the quality of Neighbourhood Plans

**Recommendation 5** – That the Chief Planning Officer ensures that appropriate assistance is offered to Neighbourhood Forums to assist in the drawing up of Neighbourhood Plans.

**Formal response:**

The Council currently supports 35 neighbourhood groups. 1 plan has got to referendum and about 8 plans have either reached pre-submission stage or are about to. Therefore the collaborative arrangements put in place by the Council; working alongside neighbourhood groups is now bearing fruit. The recent restructure of the planning service has allowed for greater flexibility in the deployment of staff within Policy and Plans to advise forums. However, at present the overwhelming priority for staff is the progression of the site allocations plan and Aire Valley Area Action Plan.

However, there are parts of the District where there are particular challenges. Officers are aware of specific issues in particular parts of the District and the Directorate has put arrangements in place to address those issues e.g. through regular ward member contact and attendance at Neighbourhood Forum meetings.

**Current Position:**

The Council has now supported 3 neighbourhood plans to a successful independent examination, with a further 8 to 10 examinations expected during 2017/18. Clifford is the first plan to be 'made' by the Council and is considered to be an 'exemplar', achieved through close collaboration between the Council and Clifford Parish Council. The Plan and the collaboration represents best practice and is being used as a model for other areas in Leeds and nationally. The support arrangements put in place by the Council and working alongside neighbourhood groups are working well.

The level of support provided has been increased with the help of the Council's 'graduate training programme' and the involvement of students from Leeds Beckett University and others. The Council is also working with Planning Aid England and Leeds Beckett University to provide extra assistance to groups that have been struggling. This will be piloted with Beeston Neighbourhood Forum and extended where appropriate to other areas.

Officers have also provided specific expertise on a commission basis to Neighbourhood groups with access to Government funding e.g. on design issues.

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - That the Strategic Market Assessment Practice Guidance is brought up to date

**Recommendation 6** – That the Chief Planning Officer writes to the Secretary of State and the Department of Communities and Local Government making the following points;

- That as the current Strategic Market Assessment Practice Guidance 2007 was out of date that government revises Strategic Market Housing Assessments Practice Guidance (including approaches on how to calculate and monitor an Objectively Assessed Need) as a matter of urgency.
- The Council would expect that revised Practice Guidance takes full account of the desirability of engaging Neighbourhood Planning forums in the preparation of the evidence base underpinning SHMAs and thus the objectively assessed housing need for the City, and requests clarification on how this might best be achieved.

**Formal response:**

This has been actioned through the Council's joint response with WYCA under Recommendation 1 above. It is also worth noting that the Planning Practice Guidance contains some 30 pages of guidance published in 2013 on carrying out a SHMA and this includes reference to engaging Neighbourhood Planning forums.

**Current Position:**

Actioned as above.

Note the current position in Recommendation 1, which further advises that representatives from two neighbourhood groups are on the SHMA Reference Group to help ensure links between strategic and local evidence. The Housing White Paper also makes a number of recommendations on this issue. The City Council's response in the Executive Board 19<sup>th</sup> April agenda item "Housing White Paper (DCLG) – 'Fixing the Broken Housing Market'" is included as **Appendix 3** with question Q12a on page 17 relevant to this recommendation.

**Position Status - 2** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - Ensuring that Housing Mix is routinely considered in Plans Panel meetings.

**Recommendation 7** – That the Chief Planning Officer implements proposals to include a heading on Housing Mix on each panel report and to report back to the appropriate Scrutiny Board the subsequent outcomes of the initiative.

**Formal response:**

Information on housing mix is already included as part of the officer report, however following the recommendation of Scrutiny Board this will be made clearer through the introduction of a

new heading in the officer report. This will be implemented from 1st August 2016. The provision of affordable housing is also specifically referenced in each report and implemented via S106 agreements. In recent years delivery via market housing has been lessened partly because of negotiations on viability.

**Current Position:**

Since the meeting, panel reports have routinely included headings on housing mix, where the issue is pertinent to the specific application, an example is provided below:

**15/00415/FU - Low Fold, South Accommodation Road**

The application proposal is for 312 dwellings set within new landscaped open space and associated works. In terms of dwelling size the mix is: 1 bed (15%); 2 bed (37%); 3 bed (33%); 4+ bed (15%). These proportions all fall within the minimum and maximum proportions of each dwelling size specified in Table H4.

In relation to the specific issues raised in the officer report, the following responses were provided by Members:

- that Members agreed that the proposed use of the site for a residential scheme and the mix of dwellings proposed would be appropriate
- that the balance of private amenity space, communal residents' amenity space and public realm provision was appropriate for the mix of dwellings proposed

**Position Status – 2** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - That Housing Mix is discussed with developers at the earliest opportunity.

**Recommendation 8** – That the Chief Planning Officer reports back to the appropriate Scrutiny Board the improvements to housing mix achieved through the practice of discussing mix at pre application stage.

**Formal response:**

A further report will be taken to Scrutiny Board alongside the updates set out under recommendation 4. However, in the meantime, officers have explored the up to date picture covering 1st April to 31st March 2016. This reveals, as set out in Tables 1 and 2 below, that there has been an improvement to the housing mix. Further updates will be provided on an annual basis.

**Table 1: Monitoring of 2015/16 – proportion of all new housing per room**

Year	Number of bedrooms			
	1	2	3	4+
2012-13	22%	27%	25%	27%
2013-14	21%	22%	28%	29%
2014-15	21%	15%	37%	28%
2015-16	26%	29%	28%	17%
<b>Policy H4 target</b>	<b>10%</b>	<b>50%</b>	<b>30%</b>	<b>10%</b>

**Table 2: Number of housing completions per room**

Table 1 shows that proportionately, for the first time since the Core Strategy period, 1 and 2-bed properties form the largest proportion of new housing. Table 2 shows that in absolute terms 2015/16 showed significant increases in the numbers of new 1- and 2-bed properties and a

substantial fall in the number of 4-bed properties.

It is important to chart whether such a trend is due to continue. To that end, monitoring of the past 6 months' worth of detailed planning approvals has been assessed. Table 3 shows that for over 1,200 approved properties the policy is being more closely supported than previously. Bi-annual progress will be reported to Scrutiny.

**Table 3: Number of housing completions per room**

Period	Number of bedrooms approved			
	1	2	3	4+
Sept '15 to Mar'16	26%	38%	19%	18%
<b>Policy H4 target</b>	<b>10%</b>	<b>50%</b>	<b>30%</b>	<b>10%</b>
Range	0% - 50%	30% - 80%	20% - 70%	0% - 50%

**Table 4: Affordable Housing completions**

Period	Section 106	Grant assisted	Government initiative	Non assisted	Total
2012/13	72	119	155	14	360
2013/14	109	175	361	45	690
2014/15	79	262	427	114	882
2015/16	107	58	474	255	894

Table 4 details completions of affordable housing. The private element of affordable housing delivery through Section 106 agreements is the smallest component of affordable housing delivery. As the Scrutiny Report notes this is often due to the impact that developers claim affordable housing has on the viability schemes. Government has encouraged local authorities to negotiate with developers to ensure that schemes are viable. The low number is a reflection of overall delivery of housing in the district, which in recent years has largely been supported by delivery in the non-volume house building market. The Council would expect the contribution of affordable housing from private delivery to step-up alongside overall completions to meet the annual Core Strategy targets as a reflection of the current housing land supply translating to completed housing units on the ground.

**Current Position:**

Monitoring information for the year 16/17 is not yet available. It will be made available for future tracking reports.

Data on the size and type of housing approvals since 2012/13 suggests that unimplemented planning approvals in the pipeline are more aligned with planned targets. This reflects the stock of housing approvals for apartments in the City Centre.

Type	Number of bedrooms (unimplemented approvals)				Total
	1	2	3	4+	
Total	31%	32%	23%	14%	100%
Policy H4 target	10%	50%	30%	10%	

The Council will need to continue to encourage developers to meet the requirements of Policy H4 through the pre-application advice and the formal planning application stage.

For example, 16/02420/FU for a multi-level development comprising 204 dwellings and two commercial units, car parking, landscaping and public realm at Clarence Road, Hunslet. The development proposes a mix of 33 x 1-bed, 91 x 2-bed, 58 x 3-bed and 22 x 4-bed dwellings.

Policy H4 says that developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long-term taking into account the nature of the development and character of the location.

The Council worked with the Applicant to finalise a proposal with a mix of 1, 2, 3, and 4 bedroom dwellings, to meet the objectives of Policy H4 for a balanced provision of house types. The proposal meets the percentage ranges set out in the policy:

Unit Size	1 bed	2 bed	3 bed	4 bed
Proposed No.	33	91	58	22
%	16	45	28	11
H4 Min-Max %	0-50	30-80	20-70	0-50

Leeds Civic Trust supported the application noting that the proposal is innovative in many ways including housing mix.

Scrutiny Board should also note a report agreed by Development Plans Panel on 22<sup>nd</sup> November 2016 "Models of Housing Delivery". This report (appendix 4) updated Members on a programme of development briefs for larger sites, which will seek to secure a range of up front policy benefits including affordable housing and housing mix. An emphasis was placed on having such discussions with developers at as early a stage as possible so as to influence scheme viability from the outset.

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - Raising the knowledge of Elected Members on the implementation of Policy H4

**Recommendation 9** – That the Chief Planning Officer advises Joint Plans Panel of actions to be taken regarding the Implementation of Policy H4 and proposed actions to ensure improved delivery.

**Formal response:** This will be reported to the first Joint Plans Panel following the date of this Scrutiny response.

**Current Position:**

This will be reported to the Joint Plans Panel in June 2017.

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - The development of a policy identifying and meeting specialist housing need

**Recommendation 10** – That the Director of Environment and Housing and the Chief Planning Officer explore a more coherent and detailed approach to identifying the need for specialist accommodation and how this can be met, and report back to the relevant Scrutiny Board.

**Formal response:**

Housing Market Assessments for specific schemes as required by Policy H4 and referred to above at Recommendation 4 and can utilise data provided by services including Adult Social Care to inform housing mix requirements within market areas and relevant to schemes. The SHMA commission will seek strategic analysis of the Leeds market to help support local studies. A further report will be provided as part of the update referred to in recommendation 4.

**Current Position:**

The SHMA brief specifically will have three outputs: 1: Objectively Assessed Need to inform Leeds' Housing Requirement; 2: Affordable Housing Need; and 3: Housing needs for different household types at a local level. According to the NPPF paragraph 159 the expectation for a SHMA is to assess the housing needs of different household groups. The SHMA 2011 assessed needs and provided the basis for a number of policies in the Core Strategy including Policy H4 (Housing Mix), Policy H6 (Student Housing and HMOs) and Policy H8 (Independent Living). The City Council expects the new SHMA commission to provide evidence at a lower geographical level (HMCAs) which will provide added value in applying these policies in different parts of Leeds. The household survey will also provide valuable information on the specific housing needs of older groups at different stages within the 60+ demographic.

**Position Status - 4** *This is to be formally agreed by the Scrutiny Board*

**Desired Outcome** - To conclude the monitoring of previous recommendations made by Scrutiny Board (Regeneration)

**Recommendation 11** – That no further monitoring of recommendation 1 & 2 made by Scrutiny Board (Regeneration) following its Inquiry into Housing Growth (2011) takes place.

**Formal response:**

The Directorate support this recommendation.

**Not for monitoring – for information only**