

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

Report to Scrutiny Board (City Development)

Date: 21 March 2018

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 H4¹, 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. One recommendation (11) was that no further monitoring of 1 & 2 made by Scrutiny Board (Regeneration) following its Inquiry into Housing Growth (2011) takes place. In July 2016, the Scrutiny Board received a formal response to the recommendations arising from this review.
- 2.5 At the Scrutiny Board (City Development) meeting 26 April 2017, the Board conducted its first review of progress against the recommendations made in the inquiry report. The Board resolved that recommendation 6 and recommendation 7 as detailed below were achieved and therefore do not require further tracking.

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.*

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.*

¹ 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.

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 not fully implemented are set out within the table at **Appendix 2**.

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 Background documents²

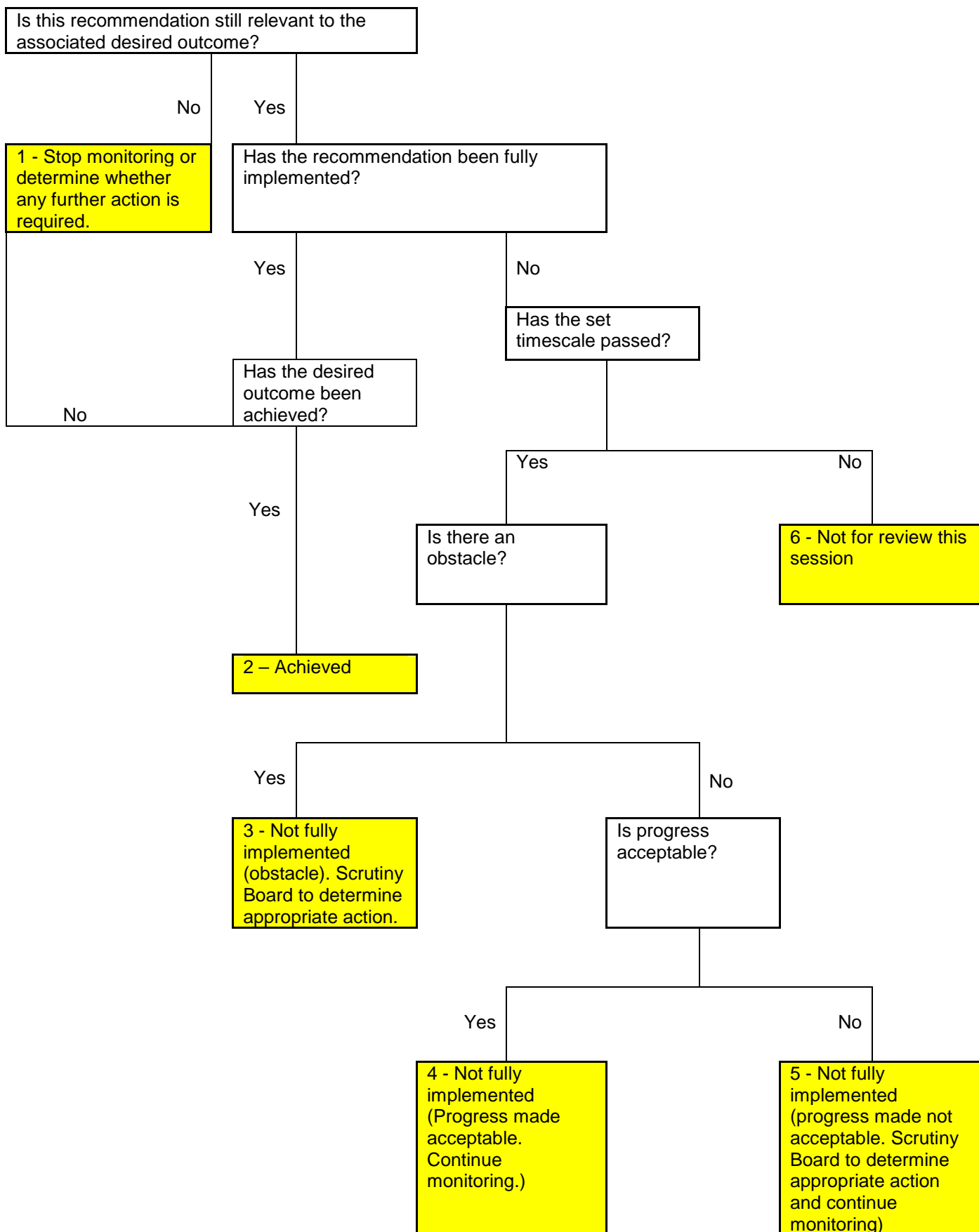
None

8 Appendices

Appendix 1 - Consultation on Revised National Planning Policy Framework (NPPF) & related planning documents

² 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



Appendix 2

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

Desired Outcome - That the Core Strategy captures all relevant data

Recommendation 1 – 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.

Formal response:

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.

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.

Key issues to consider, include:

- 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.
- 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.
- 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.

Until any revised targets are adopted following an Examination in Public then the Core Strategy targets remain in force.

Current Position:

The Selective Review of the Core Strategy is advancing in line with the timetable agreed by Executive Board on 8th February 2017. Submission draft policies (endorsed by Executive Board on 7th February 2018) are currently out to public consultation for a period of 6 weeks from the 9th February 2018 until 23rd March 2018. Council will in due course recommend submission of final Submission policies to the Secretary of State for independent examination.

The CSSR draft Submission policies are on the following matters:

1. Reviewing the housing requirement in Policy SP6, housing distribution in SP7, and extending the Plan period to 2033.
 - o A Strategic Housing Market Assessment (including local housing survey) has been finalised. This provided the basis for reasonable alternatives for future housing growth all of which reflect sub-national population projections, economic growth, affordable housing needs and commuting patterns. First is an option which matches homes with job growth (as based on the Regional Econometric Model (REM) for Leeds and the City Region. The REM takes national economic data and applies it sub-regionally and locally on the basis of the specific sectors which are expected to grow in these economies and the consequential job growth as a driver of housing demand. The “REM 2017” posits economic growth based on past trends with modest uplift whilst the “High Growth” scenario assumes a more aspirational economic growth. The “SHMA adjustment” modifies the “SHMA REM 2017” scenario and involves more realistic assumptions about household sizes and the fact that because these have not yet returned to pre-recession levels they shouldn’t inform future trends.
 - o An additional alternative is provided as part of the DCLG consultation “Planning for the right homes in the right places”, published in September 2017. This sets a proposed new methodology to arrive at a “starting point” figure, which may be increased to reflect economic ambitions of local authorities. Executive Board (January 2018) agreed that 42,384 homes would not provide the homes necessary to support the modern economy of Leeds with its range of housing needs.

Requirement Scenario	Annual Figure	Plan Period Figure
DCLG Consultation	2,649	42,384
SHMA ADJUSTMENT	3,247	51,952
SHMA REM 2017	3,478	55,648
SHMA HIGH GROWTH	3,783	60,528

- o The housing distribution between Housing Market Characteristic Areas remains unchanged. Whilst some on the ground anomalies have been considered, in strategic terms the HMCA boundaries continue to reflect broad housing markets and are fit for purpose.
2. Introducing new policy on housing standards with minimum space standards, and accessibility standards for new housing in policies H9 and H10
 - o Government policy allows local authorities to adopt Nationally Described Space Standards provided that there is a need, viability and that such standards will not undermine housing supply. It is well known nationally (as noted by the Royal Institute of British Architects Report (2011)) that modern new homes are often failing to meet the space that households need. As a result the Government established NDSS. In Leeds 38% of new permitted dwellings (2012-2016) were not compliant with these standards. Evidence is also provided to support the introduction of such standards (include testing through the EVS).
 - o Work on developing the policy on space standards has revealed a vacuum with regard to standards for Houses in Multiple Occupation. Whilst LPAs are not allowed to apply the NDSS to HMOs, it is proposed that the CSSR includes a requirement for the development of HMOs to provide sufficient

amenity for occupiers in terms of space, natural light and ventilation. Further guidance on what this means will be included in a Supplementary Planning Document (SPD).

- The CSSR introduces new policy in relation to accessible housing standards. The policy requires new residential development to provide two types of accessible accommodation defined in Building Regulations: M4(2) a general level of accessibility roughly equivalent to the old “lifetime homes” standard and M4(3) wheelchair accessible dwellings (that can be “accessible” or “adaptable”). Different percentages of accessible accommodation were viability tested with the conclusion that developments should make 30% of all dwellings accessible to M4(2) standards and 2% of dwellings accessible to M4(3) adaptable standards.
3. Updating policy and requirement on affordable housing by amending Policy H5
 - Members at Development Plans Panel had raised concerns that affordable housing targets in the City Centre and Inner area affordable housing zones (zones 3 and 4), should be increased. The proposed increase of targets from 5 to 7% for these zones addresses these concerns. The other areas remain as in the Adopted Core Strategy.
 - The targets are evidenced by the SHMA and their achievability is supported by an Economic Viability Study (EVS) undertaken by GVA consultants
 4. Reviewing the requirement for greenspace in new housing developments by amending Policy G4
 - The CSSR recognises that different parts of Leeds require different green space solutions and that a revised policy needs to be responsive, by providing on-site provision in some cases and commuted sums to improve existing spaces in others.
 - The policy sets out standards to be met
 5. City Centre Green Space, making minor amendments to Policies G5 and G6
 6. Incorporating new national policy regarding Code for Sustainable Homes by updating the wording of Policies EN1 and EN2 and a consequential change to EN4
 7. Introducing a new Policy for Electric Vehicle Charging Infrastructure (EN8)

The timetable for the selective review is as follows:

- Publication Draft Consultation – Early 2018
- Submission Plan – End of Summer 2018
- Examination – TBC (dependant on the planning inspectorate)
- Adopted Plan – Winter 2018/19 (dependant on the examination)

The Core Strategy Selective Review will be subject of its own Scrutiny Board considerations currently scheduled for June 2018, prior to further consideration by Executive Board and Council recommendation to submit to the Secretary of State for independent examination.

Tracking of Local Plan preparation occurs through the annual Authority Monitoring Report.

Position Status - 2 *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:

Officers lobbied the Chief Planner on the issue of viability when he visited Leeds in 2017. In its formal November 2017 response to Planning for the Right Homes in the Right Places (and following on from responses made to the Housing White Paper, which were reported to Scrutiny Board in the previous year's update) the Council also set out some key points to Government on viability as follows:

- The City Council supports the view that viability testing should be at the plan-making rather than planning application stage and the desire to streamline the process (by sticking to strategic matters). The Council accepts however that by exception, viability assessments in relation to specific planning applications may be required due to 'abnormals' which cannot be identified at a strategic level/plan-making stage). Development Plans in Leeds (and CIL) have been subject to viability testing and have been found to be sound via independent examination. However, the experience of the Development Management process is that in some instances, the requirement for policy compliant schemes is met by concerns from the development industry that meeting these requirements would not make proposals viable. This is sometimes due to issues around land values rather than strategic matters. Consequently, individual viability assessments for proposals are submitted by developers in such instances, which are then subject further independent assessment by the District Valuer (DV).
- The outcome of such discussions often results in difficult choices having to be made about the form, quality and the sustainability of development. Because of this, it is considered that there may be cases where site specific viability will need to be considered alongside the broad strategic approach validated through the development plan, but these should primarily relate to clearly evidenced and site specific abnormal costs whether of remediation or infrastructure. This may be the case in Leeds where delivery of housing on brownfield land is a key objective and to be avoided are situations where developers argue that both strategic (via CIL) and site specific (via S106) should be discounted, whereas in practice there is no evidence to suggest that brownfield land is inherently less viable to deliver than greenfield.

Changes to the National Planning Policy Framework were published in March 2018 and address issues of viability in plan making and decision taking. These will be reflected through implementation and if necessary amendments to Local Plan policies or CIL charging schedule. A headline summary note is appended to this report.

It should also be noted that whilst viability remains an issue on some schemes the vast majority of schemes coming forward are policy compliant. For example, affordable housing provision is often cited as a key viability issue. But between 2014 and 2017, of the 132 schemes approved for housing which were eligible for provision of affordable housing 77.5% were policy compliant with on-site delivery, a further 5.5% were policy compliant with off-site commuted sums provided. The remaining 17% of proposals were either delivering fewer or no affordable dwellings based on site specific matters which were supported by valuation evidence.

Position Status - 2 *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:

West Yorkshire RTPI held a further session on viability for local authorities in Autumn 2017. In 2018 a refresher along the lines of the RTPI material will be developed for plans panel members. The Government has indicated that it will revisit the issue through draft changes to NPPF. This may affect the content of any future training.

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 to Arc4 in March 2017. This commission has worked alongside the revision of the Strategic Housing Market Assessment and utilised primary research data to develop a position in relation to the housing market and specific needs.

Since 2011, the council has commissioned 37 Housing Market Assessments across the city (for a variety of purposes including neighbourhood planning approaches and new strategic developments) 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 against the council's own data.

The most recent commissioned HMAs have been for strategically important programmes, such as Leeds Living to support the submission of a proposal to the Ministry of Housing, Communities and Local Government (formally DCLG) to accelerate the delivery of c14,000 units of housing in the city centre, and refreshed HMAs to assist the further development of Neighbourhood Plans in Rothwell and Woodlesford and Oulton. Further work is currently being produced on student housing trends, particularly focussing on the city centre and the Purpose Built Student Accommodation market.

Moreover, from a strategic perspective the 2017 Strategic Housing Market Assessment also contains Housing Market Characteristic Area chapters, which provide more local detail on the housing needs in the area including housing mix. These too will be used by officers to implement Core Strategy and Site Allocations Plan policies.

Members will also recall that when the SHMA was prepared a reference group was established which included local community representatives and other interests in the housing market (including older peoples housing).

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 supported 9 Neighbourhood Plans to a successful independent examination:

- Alwoodley
- Bardsey-cum-Rigton
- Barwick-in-Elmet and Scholes
- Boston Spa
- Clifford
- Collingham
- Holbeck
- Linton
- Thorp Arch

It is expected that approximately 13 examinations will take place throughout 2018 which if

subject to referenda's could bring the total number to 22 Plans for Leeds.

The level of support provided has been increased by further dedicated officer support to Neighbourhood Planning. There is additional support being provided by long-term student placements. The Council has been working with Planning Aid England in Beeston and Holbeck to provide targeted support to both Neighbourhood Forums, with mixed success. There may be an opportunity to explore this joint working further in future. Collaboration with the majority of groups is working very well, with specific arrangements in place to improve the collaboration with groups where this has been less efficient previously.

The Council is working with Planning Aid England and Leeds Beckett University to host an Inner Area Neighbourhood Planning Event on Saturday 9th June. The event is targeted at those groups in Leeds and elsewhere who are in the early stages of neighbourhood planning, or groups that have previously expressed an interest in Neighbourhood Planning but have not yet commenced the process. The Ministry of Housing, Communities and Local Government, the Town and Country Planning Association, and Locality have been invited.

Leeds is also now the first major city to have an inner city Neighbourhood Plan with the Holbeck NP.

Tracking of Neighbourhood Plans occurs through the annual Authority Monitoring Report.

Position Status - 4 *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%
Policy H4 target	10%	50%	30%	10%

Table 2: Number of housing completions per room

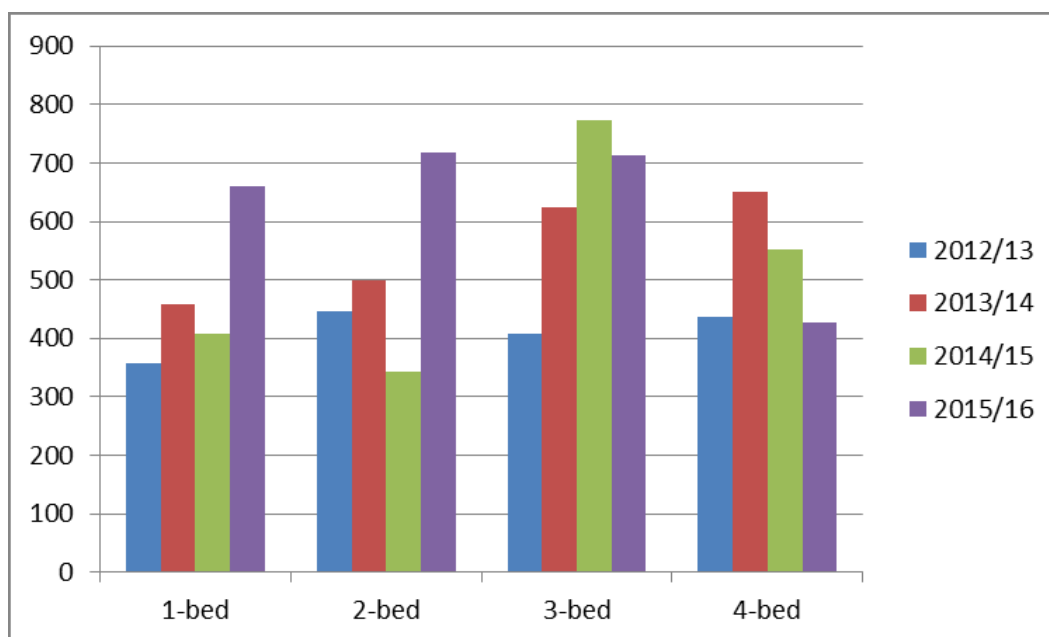


Table 1 shows that proportionately, for the first time since the Core Strategy period, 1 and 2-bed properties form the largest proportion of new housing. Table 2 shows that in absolute terms 2015/16 showed significant increases in the numbers of new 1- and 2-bed properties and a substantial fall in the 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%
Policy H4 target	10%	50%	30%	10%
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:

A further report was taken to Scrutiny Board alongside the updates set out under recommendation 4 in September 2017. Officers have explored the up to date picture covering 1st April to 31st March 2017. This reveals, as set out in Tables 1 and 3 below, that there has been movement within the housing mix with a greater proportion of 1 and 2 bed homes and a reduction in 4+ bed homes.

Table 1: 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%
2016-17	29%	25%	30%	16%
Policy H4 target	10%	50%	30%	10%

Table 1 shows that proportionately 1 and 2-bed properties form the largest proportion of new housing and a fall in the number of 4-bed properties.

Note that Table 2 from the formal response has not been re-presented in the current position.

It is important to chart whether such a trend is due to continue. To that end, monitoring of the past 12 months' worth of detailed planning approvals on new sites has been assessed. Table 3 shows that for over 1,500 approved properties the policy is being more closely supported than previously with a continued reduction in very large houses with 4 or more bedrooms and an increase in 1 or 2 bedroom properties in flatted schemes in and around the city centre. Bi-annual progress will be reported to Scrutiny.

Table 3: Number of housing approved per room

Period	Number of bedrooms approved			
	1	2	3	4+
Jan to Dec '17	44%	31%	14%	12%
Policy H4 target	10%	50%	30%	10%
Range	0% - 50%	30% - 80%	20% - 70%	0% - 50%

Table 4: Affordable Housing completions

Period	Section 106	Grant assisted	Non assisted	Total (NPPF)	Gov't initiative (Help to Buy)*	Total
2012/13	72	119	14	205	155	360
2013/14	109	175	45	329	361	690
2014/15	79	288	88	455	427	882
2015/16**	129	78	249	456	474	930
2016/17	112	302	143	557	464	1021

*Following the previous tracking report and the formal response above, the Council has clarified that “Help to Buy” properties do not count towards delivery of affordable homes under the definition of Affordable Housing in the National Planning Policy Framework.

**Figures subject to slight amendment to previous reporting to reflect late notification on specific site

Table 4 above provides an update to Affordable Housing delivery as an update to previous figures at the end of 2015/16. The private element of affordable housing delivery through Section 106 agreements is the smallest component of affordable housing delivery.

The number of Help to Buy properties are collated by the Homes and Communities Agency and shared with the council on a quarterly basis. It is an initiative introduced by government to offer subsidy through an equity loan for home buyers. This is included in the spectrum of initiatives available to support people on the property ladder alongside Affordable Housing delivery such as Section 106 and direct delivery by Registered Providers and the Local Authority. Acknowledging that government initiatives such as this are linked to the overall picture.

Tracking of Housing Mix and Affordable Housing indicators occurs through the annual Authority Monitoring Report.

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 was reported to the Joint Plans Panel in November 2017 who noted the initiatives being taken as detailed in recommendations above.

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 CSSR introduces new policy in relation to accessible housing standards. The policy requires new residential development to provide two types of accessible accommodation defined in Building Regulations: M4(2) a general level of accessibility roughly equivalent to the old “lifetime homes” standard and M4(3) wheelchair accessible dwellings (that can be “accessible” or “adaptable”). Different percentages of accessible accommodation were viability tested with the conclusion that developments should make 30% of all dwellings accessible to M4(2) standards and 2% of dwellings accessible to M4(3) adaptable standards.

The Council has also committed to preparing a SPD on student housing and HMO internal space standards to complement the national standards contained in the CSSR.

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