

Leeds CITY COUNCIL

Making the Housing Ladder Work

Paul Langford
Chief Housing Officer

The Case for more Affordable Housing

Leeds CITY COUNCIL

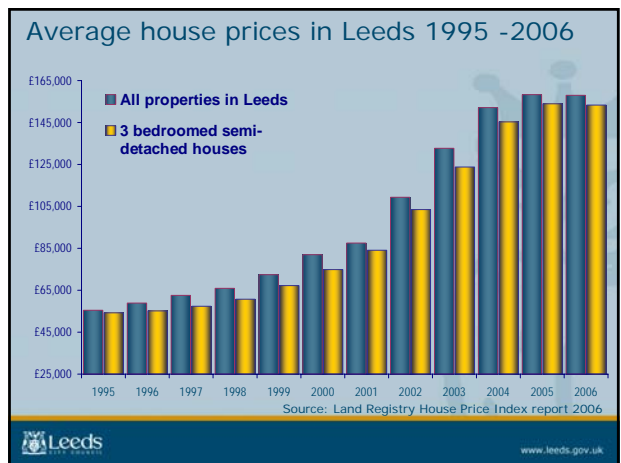
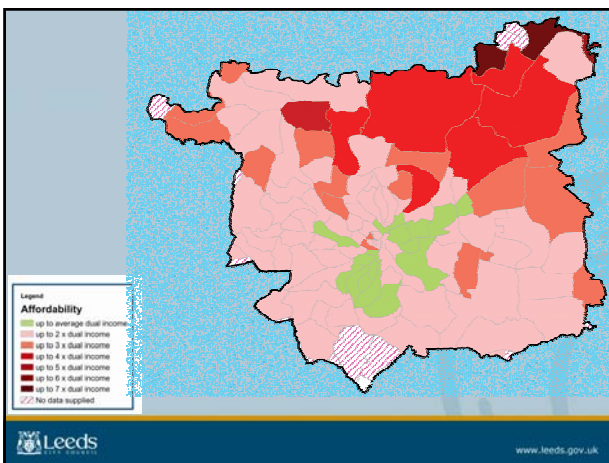
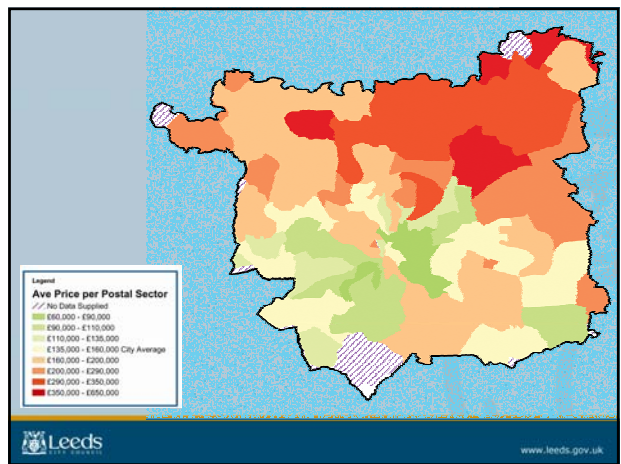
www.leeds.gov.uk

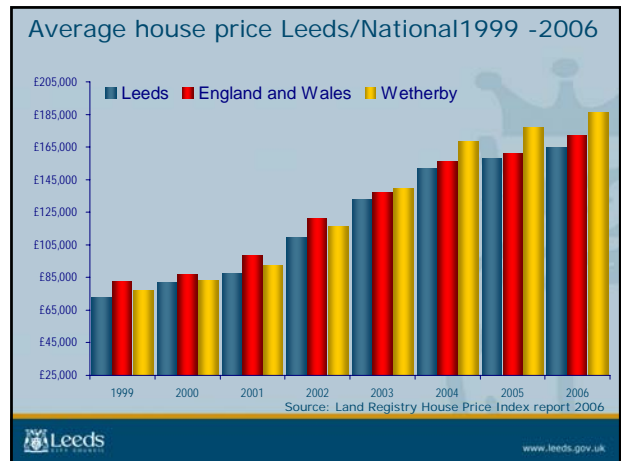
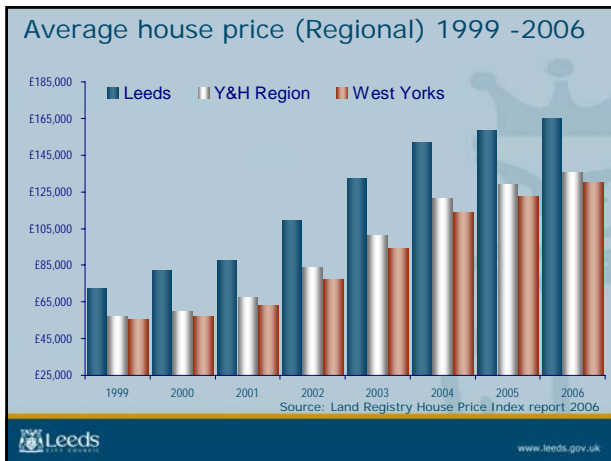
Why do we need affordable housing?

- Unaffordable house prices
- Reducing social housing stock
- Lack of replacement of social housing stock
- Reducing access for those on below average incomes

Leeds CITY COUNCIL

www.leeds.gov.uk





1996
£24,000

2000
£21,000

2006
£85,000

Holbeck
2 bedroom
back-to-back terrace

Chapel Allerton
Through terraced house

1984
£19,500 Scale 4
£7,000

2006
£217,000 Scale 4
£17,400

Leeds 17
Former Council
3 bedroom upper
maisonette

£94,000

City Centre
Studio Appt
£525 pcm

Beeston
Bedsit
£195 pcm

Cottingley
Former Council
3 bed house
£400 pcm

Reducing social housing stock

	1995	2005	Change 1995 - 2005	2010	Change 2005 - 2010
Council	77934	60500	- 17434	50000	- 10500
RSL	13000	14413	+1413	15383	+ 970
All	90934	74913	-16034	65383	- 9530

Current replacement rate = approx 200 units pa

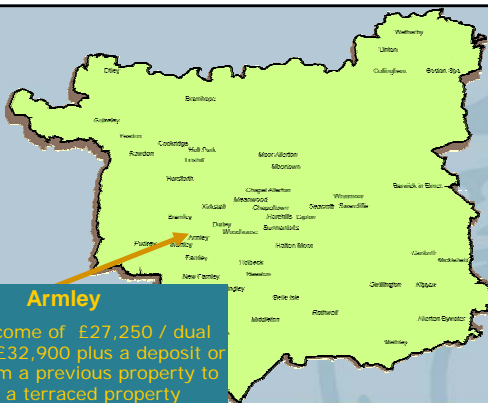
Right to Buy

Introduced in 1980
LCC Stock 96,000

2003 – 2006
6000 homes sold

1980 – 2006
30,000 homes sold

LCC stock 2010
50,000?



Salaries in Leeds

- Senior House Officer (based at LGI)
 - Starting Salary – £25,324
- Newly qualified teacher
 - £19,641 – £28,707
- Police Officer
 - Starting Salary £22,700 (Feb 2006)
- Chef Manager
 - £15,000 -£16,500
- HGV driver
 - £7.50 - £10.25ph (£14,430 -£19,721)

The Case for more Affordable Housing

- Unaffordable Home Ownership
- Reducing Social Housing Stock and Lettings
- Supporting economic growth and success
- Creating and sustaining mixed communities
- Improving access to housing
- Supporting regeneration
- Meeting statutory duties

The response in Leeds so far

Maintaining existing affordable housing supply

- £400 million of ALMO Decency
- Improvement to the council housing stock
- reducing the risk of stock loss through demolition
- good quality housing for tenants.



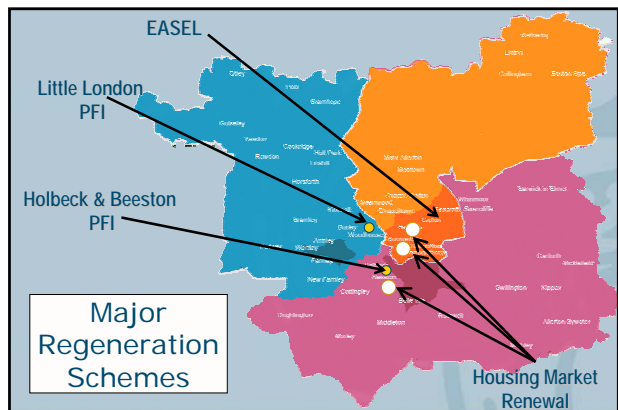
PUBLIC INVESTMENT FUNDING AND USE OF LOCAL AUTHORITY LAND

Housing Corporation funded provision

- Declining new build rates
- Changes to funding
- Release of LCC land at 'less than best'
- Leeds Partnership Homes 1991 -1995
 - Council and five housing association partners
 - 4,000 new affordable homes

Type	Delivered 04/05	Housing Strategy Target Figures 2006/10	Outturn 05/06	Planned 06/07	Planned 07/08
Low Cost Rented (ADP)	112	470	113	110	84
Shared ownership (ADP)	36	200	19	0	69
Low Cost Rented (S106)	49	200	46	60*	75*
Low Cost Sale (S106)	36	200	164	180*	200*

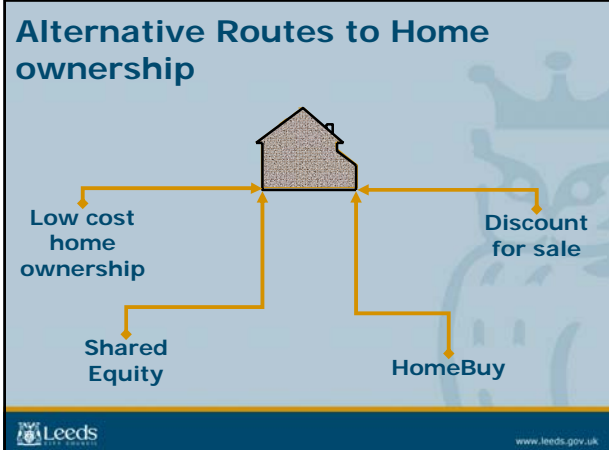
*Estimates at the moment. All other information from HSSA return (excluding housing strategy targets)



Access to private housing

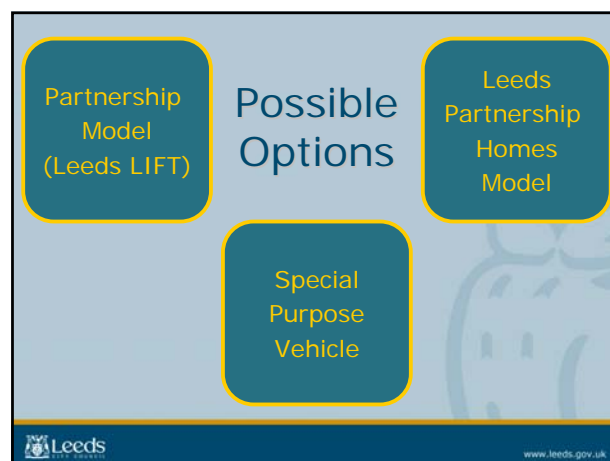
- Access to good quality private rented housing
- Private housing renewal
- The Right to Buy
- Golden Triangle Homebuy Scheme
- Regional Investment Funding
- HMO Licensing & Landlord Accreditation

What else can be done?



- ### Other considerations
- Land release
 - More sophisticated 'evidence based' approach to delivery
 - Integrated Working
- Leeds
www.leeds.gov.uk

- ### New Approaches
- Local Housing Ladder
 - "Housing Options" advice service
 - City-wide SPV to facilitate land use
 - Starter Homes
 - "£60,000 house"
 - Integrated relationships with financial institutions
- Leeds
www.leeds.gov.uk



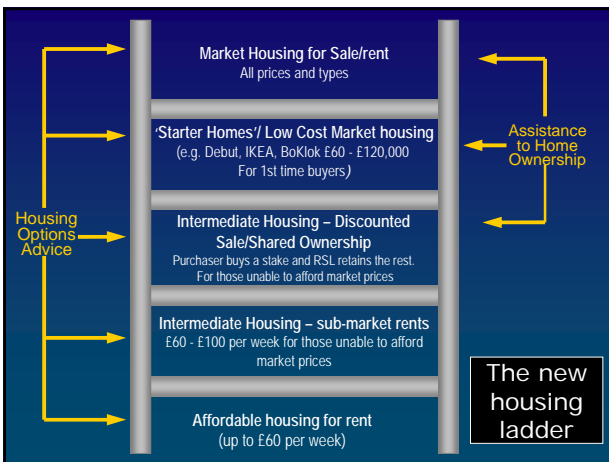
- ### Partnership Model (Leeds LIFT)
- Public Private Partnership/Joint venture
 - Strategic Partnering Agreement (SPA)
 - LCC Management team
 - Cross Departmental working
 - Commissioning
 - Delivery
- Leeds
www.leeds.gov.uk

- ### Leeds Partnership Homes Model
- Strategic Housing Partnership
 - LCC
 - ALMOs
 - RSLs
 - Funded by LCC
 - Management Board
- Leeds
www.leeds.gov.uk

Special Purpose Vehicle

- New Initiative
- Registered Company
- Independent “Arms Length”
- Fully owned by LCC
- Management Board

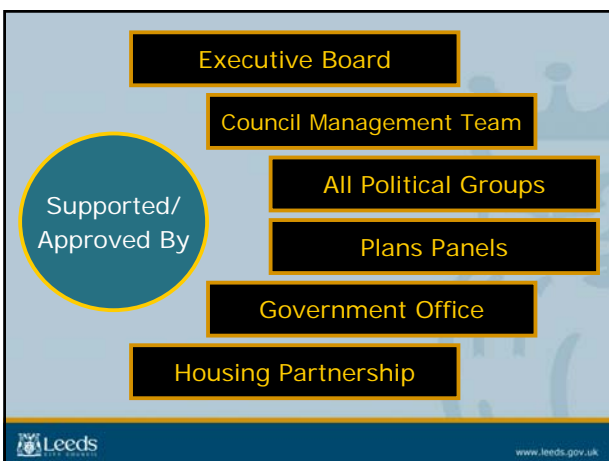
Leeds City Council
www.leeds.gov.uk



Priorities to enable significant change

Consideration of SPV for land release	Enabling mixed tenure provision
Flexible use of S106 agreements	Pro-active marketing of housing options
Establish closer links with financial institutions	Monitoring of delivery

Leeds City Council
www.leeds.gov.uk



Next Steps

- Publication/Launch of the plan
- Establishing Special Purpose Vehicle
- Executive Board – Feb 2007
- Identifying sites/variations
- Implementation May 2007

Leeds City Council
www.leeds.gov.uk