

**Meeting:** Housing and Regeneration Board

**Outcome:** Local people benefit from regeneration investment

**Population:** All people in Leeds

**Priority:** Maximise regeneration investment to increase housing choice and affordability within sustainable neighbourhoods.

### Why and where is this a priority

Leeds is a growing city. The current population of approx. 787,700 (as of mid-2009) is expected to increase to approximately 880,000 by 2018 and by 2033 to just over 1 million (ONS)<sup>1</sup>. The implications of the projected rise in population brings to the forefront a continued requirement for housing growth, affordable housing and for improvements to existing public and private sector stock.

**Overall Progress:**  
**GREEN**

### Story behind the baseline

- Leeds Strategic Housing Market Assessment (May 11) has established the City's housing requirements at 4,680 units. The challenge over the next 4 years is to ensure a steady rate of growth is achieved that will enable the city to move closer towards meeting its housing needs. Update on activities that impact on this priority are as follows:
- Central Government is seeking to **reform the planning system** through the recent consultations on the National Planning Policy Framework and through the Localism Bill. In this context, the Council continues to take forward priorities under the LDF: Core Strategy; Site Allocations Development Plan Document (SADPD); Natural Resources and Waste Development Plan Document (NRWDPD); Aire Valley Leeds Area Action Plan (AVLAAP); and Neighbourhood Plans.
- At Q2, the result for processing major planning applications is 56.76% against a target of 70%. This result is largely due to the economic climate which has led to delays by applicants to sign legal agreements in relation to Section 106's resulting in applications going 'out of time'. The Council has a difficult role to play in ensuring the viability of development and obtaining appropriate contributions to developing infrastructure and providing community facilities however, we are working with Developers to positively progress this. The new Community Infrastructure Levy (CIL) and draft regulations are currently subject to consultation. This new system is more flexible and provides an opportunity for the Council to re-assess its policy in this area .
- In Q1 and Q2 there were 11 housing reserve matter planning applications submitted, constituting in total 389 houses and 213 flats.
- Interim Affordable Housing Targets was adopted by Executive Board in order to stimulate delivery of housing in the city.
- In terms of long-term **empty properties** (private sector units empty for 6 mths+) brought back into use, the strategy for the City has established an annual target of 3,200 pa. Actual properties returned to occupation in Q1 (630), and in Q2 (364) against a quarterly target of 800. The Council is confident that the annual target is still achievable.

**Headline Indicators:** Increase the number of new homes built per year.  
Increase the number of new affordable homes built each year.  
Increase the number of long-term empty properties brought back into use.

The methodology for the headline indicators is currently under development.

<sup>1</sup> The University of Leeds estimate that the population of Leeds will be 828,650 by 2018 and 951,500 by 2033. The main factor behind the University's more conservative figures is the impact of migration which the University believes the ONS has over-estimated. As at June 2011, the Business Transformation Team have not yet agreed on whether the City Council will be using ONS or Leeds University's figures.

### What do key stakeholders think

- The new Housing & Regeneration Board has been set up, and held its first meeting on Thursday 13<sup>th</sup> September 2011. In addition to any formal/informal consultation data that is collated in future quarters, this forum will provide a platform to determine the thinking and views of key stakeholders in respect of this priority.

### What we did (Qtr 2)

1. Continued preparation of draft Core Strategy for publication.
2. Housing & Regeneration Board established.
3. Housing & Regeneration City Priority Plan drafted for consideration by members
4. LL/BHH PFI - Final Business Case approved by DCLG & Treasury.
5. Leeds Housing Strategy - Project Mandate for development of a comprehensive strategy (inc Empty Properties) agreed.
6. Strategic Housing Market Assessment (SHMA) 2010 report published in Jun 2011, considered impact of population and economic trends on development requirements across Leeds and for specific groups and equality strands.
7. Pre-consultation Housing Growth debate completed in Sept 2011.
8. Strategic Housing and Land Availability Assessment (SHLAA) updated with new sites and housing delivery conclusions.

### New Actions (Qtr 3)

1. Publication of draft Core Strategy by the end of 2011.
2. New Housing Forum established.
3. HCA Affordable Housing Programme – final confirmation of approved bids.
4. LL/BHH PFI – Communication strategy to be implemented including formal announcement of Preferred Bidder
5. Leeds Housing Strategy – Project Group established and action plan developed.
6. Local housing Market Assessments to be finalised by re'new and circulated to ward members.
7. SHMA housing growth debate and 'Inquiry to Review the Population and Household projection Information and the Core Strategy including the Land Banking Practices of Developers Scrutiny Report' to be used to influence and inform policies/strategies for the delivery of housing and the specific housing requirement for Leeds.
8. Housing Growth Executive Board report to be produced in Nov 2011 with recommendations on housing development as proposed by the consultation participants.

### Equality Impact Assessment

Equality 1 – Increase the number and quality of older people's housing:

- 1) Analysis by priority groups in relation to the equality targets agreed is not possible for private sector developments. For this period, no new affordable homes for older people were completed.
- 2) Work continues between ASC registered providers and developers to identify opportunities for older people's accommodation.
- 3) Progress is being made to scope out the range of future older people's housing required in the city.

### Data Development

- Work to develop and agree the exact methodology for the headline indicators will continue.
- Office of National Statistics Leeds' population figures were challenged as part of the SHMA process.
- To ensure housing investment maximises housing choice and affordability across priority neighbourhoods, a number of local housing market assessments have been completed, by re'new on behalf of the Council, as follows: Chapeltown; Harehills; Seacroft; Gipton; Halton Moor; Beckhills; Burmantofts; Richmond Hill; Cross Green/East End Park; Middleton; New Wortley/West Leeds Gateway; Leeds Bradford Corridor; Aire Valley

### Risks and Challenges

Risk of Core Strategy not being in place in order to provide an up to date strategic planning context for decision making.

## **What worked locally /Case study of impact**

Case Study – Long term empty property - FA, Leeds 9

The property in question is a privately owned long term empty property located within Cross Green, Leeds 9. This is an area which has been subject to considerable regeneration activity for many years. Investment has occurred in relation to acquisition and demolition of old obsolete properties with a view to building new homes on the existing site. Additionally, there has been renovation of existing stock as part of block improvement programmes. There has also been other non physical regeneration activity such as selective licensing of the private rented sector and multi agency actions to address environmental and anti-social behaviour issues.

As part of actions to support the long term regeneration of the area, an Empty Property Team was set up by the Council in 2006 to target long term empty properties in the area, including this property in Cross Green.

The property had been empty since 1996, with the owner living in France. The property had been the subject of repeated break-ins and vandalism which resulted in enforcement action by the Council. The property was targeted by the team and the owner was contacted to determine their intentions and to subsequently decide on the best course of action for returning the property to occupation. Despite promises the owner failed to achieve this and as a result, in 2007, compulsory purchase action was instigated by the Council. The decision to issue a Compulsory Purchase Order (CPO) resulted in the owner lodging an appeal resulting in a Public Enquiry in October 2009. The day before the Enquiry the owner withdrew their appeal and the Council was able to make the CPO.

Funding for the acquisition was secured via the West Yorkshire Recycling Empties Partnership. This is a partnership between the 5 local authorities in West Yorkshire sharing a pot of money to allow CPO's to occur and once properties are sold the money is returned to this pot to allow further actions to occur.

Once vested in the ownership of the Council it was possible to dispose of the property to an owner who would renovate it and bring it back to occupation. To ensure that this occurred, a clause was inserted into the sale giving the new owner 12 months to refurbish the property or the Council would buy it back.

In June 2011, the property was sold at auction for £20k. The owner has already commenced the renovation of the property and the empty property team are monitoring the situation, offering help and advice to ensure that a long term empty private property is brought back into occupation and will no longer blight the Cross Green area.

If the owner decides to rent the property the Empty Property Team is able to refer the owner to the Private Sector Letting team may be able to assist with prospective tenants.

**Meeting:** Housing and Regeneration Board

**Outcome:** The housing growth of the city is sustainable

**Population:** All people in Leeds

**Priority:** Enable growth of the city whilst protecting the distinctive green character of the city.

### Why and where is this a priority

Improving the public realm, linking local people to the employment opportunities created by new investment, and improving the vitality and vibrancy of the City's town and district centres is critical to ensure the long term sustainability of priority neighbourhoods and the City Centre.

**Overall Progress:**  
**GREEN**

### Story behind the baseline

- As part of the council's place-making agenda, **physical improvement works** were undertaken to 17 town, district and village centres. This resulted in £17m worth of investment for affordable housing, public realm, DDA access and highway improvements. In addition, the council secured £2m from the Heritage Lottery Fund to develop a £4m fund to repair and restore the historic building fabric of some 60 commercial and residential properties in Chapeltown, north east Leeds and Armley, in west Leeds. Leeds has also been awarded further £1m by the HLF to repair and renovate a series of properties on Lower Kirkgate Leeds' first street.
- Green Space improvements have been successfully undertaken or are planned to be undertaken during 2011/12 on various sites across Leeds using S106 funding.

**Headline Indicator:** Improve the percentage of people satisfied with the quality of the environment.

Baseline position for 2010/11 is yet to be confirmed.

### What do key stakeholders think

- Aire Valley Leeds Area Action Plan (AVLAAP) workshop held with landowners and developers in Hunslet Riverside and Masterplan to be produced from workshop discussions.
- As part of wider greenspace improvements, residents in Armley welcome the Moor improvement proposals and are keen for the project to commence. Representatives from the Health Sector are supportive of the Green Outdoor Gym element of the work and will engage with local residents, through the new Armley Leisure centre, to deliver fitness classes on the moor.

### What we did (Qtr 2)

- Continued work on the Aire valley Leeds Area Action Plan (AVLAAP) Social infrastructure Study and Green Infrastructure Audit Armley Moor Improvement Project S106 allocation agreed by Project Board.
- East Leeds greenspace improvements:
  - Harehills Park - improvements to footpath surfaces, relocated playground, installed cricket pitch and stumps and improved access to the site.
  - Gipton Square - new playground has been installed using Playbuilders funding
  - Oak Tree Drive - S106 monies used for footpath resurfacing, new planting, new benches and improvements to the playing pitch.

### New Actions (Qtr 3)

- Completion of AVLAAP Social Infrastructure and green Infrastructure Studies and completion of South Bank Planning Framework, further workshop with draft Hunslet Riverside Plan, consideration of ideas for Richmond Hill and Hunslet Communities and opportunities for environmental initiatives for Urban Eco Settlement. The AVLAAP is to be published in April 2012.
- Armley Moor – Key stakeholders to be informed of the project timescales following final approval for the S106 funding allocation from planning colleagues.

### Data Development

- No data development requests have been identified

### What worked locally /Case study of impact

- Wyke Beck Valley Pride: A successful bid for £319,000 Access To Nature funding for the Wyke Beck Valley has kick-started a programme of community-led environmental improvements, environmental education work with schools, community and corporate volunteering and family activities in some of the most disadvantaged communities in East Leeds.

### Risks and Challenges

- Armley Moor Improvement Project: Further increase in costs beyond that for which a contingency has been allowed once work commences on site and a lack of community buy-in or support for green gym from health agencies.
- Ward members need to approve the revised East Leeds greenspace improvements which may delay the spending of s106 monies.

**Meeting:** Housing and Regeneration Board

**Population:** All people in Leeds

**Outcome:** Houses of all tenancies are able to meet the needs of citizens of Leeds at different stages of their lives

**Priority:** Improve housing conditions and energy efficiency.

**Why and where is this a priority**

The most recent Private Stock Condition Survey (2007) found that a third of private sector housing in Leeds (or 81,800 units) was non-decent, with the main issue being thermal comfort. Ongoing investment into Council stock is critical in maintaining its function as a provider of decent, affordable housing for a large proportion of the City's growing population.

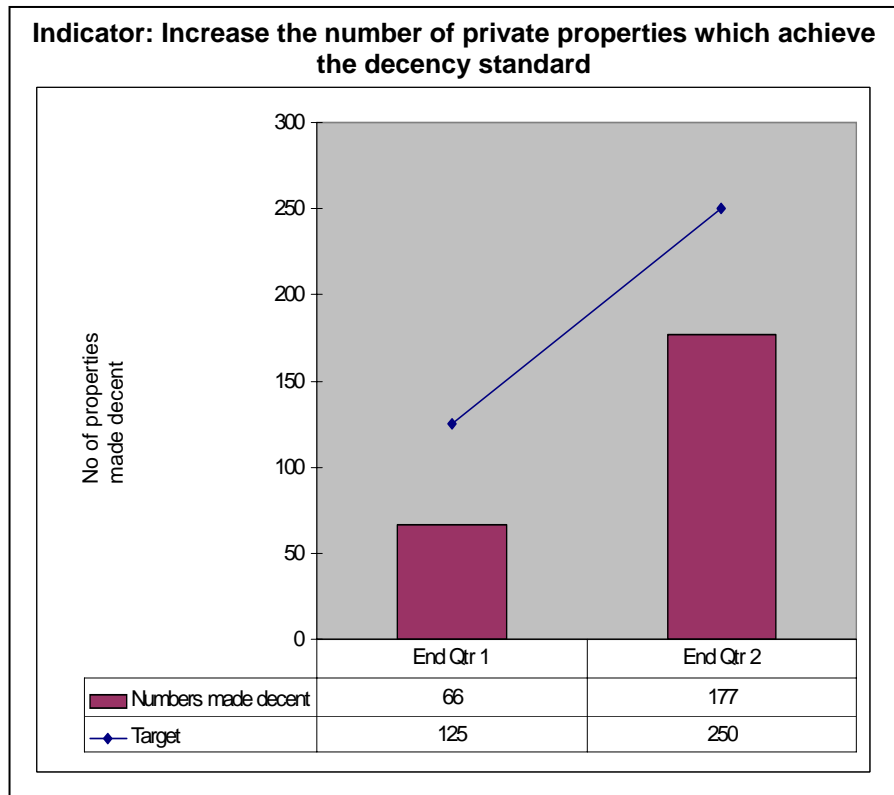
**Overall Progress:**  
**AMBER**

**Story behind the baseline**

- **Decency** across council stock has been maintained (slight increase from 96.28% at end Mar 2011 to 96.4% end Qtr2)
- The number of individuals benefiting from the removal of **Cat 1 hazards**/reduction of Cat 2 hazards reached 872 in Qtr2. Although this is lower than the projected qtrly target of 1,125 some figures are calculated on an annual basis and overall the City is on track to achieve the annual target of 4,500.
- A total of 66 properties were made **decent** by the end of Qtr 1 which increased in Qtr 2 to 177. Recording procedures for decency mean that the total number of properties will not become evident until Qtr 4. The City is on track to make 500 private sector properties decent within the year.
- The **Home Insulation Scheme** is on track to insulate 2,000 homes by March 2012. Leeds due to release 'mini-bid' to the Framework in October to secure partner to deliver the scheme.
- 2,900 properties confirmed as suitable (Council Stock only) for **PV systems** to date. Legal agreements being negotiated.
- Initiatives with both Leeds Credit Union and CES to promote PV systems to the private sector are also underway, however, the initial target of c1,000 systems by March 2012 is unlikely to be met due to inability to market alongside the Council stock scheme due to Distribution Network Operators restrictions.
- Commencement of **refurbishment/conversion** of properties included in the Little London, Beeston Hill and Holbeck PFI programme has been delayed due to slow progress with the Pre Preferred Bidder FBC, leading to contract slippage. Service commencement of works now unlikely before April201.
- New homes in East Leeds are currently being built to older part L building regulations standard (equivalent to **Code for Sustainable Homes level 3**) which meets the original target however, there is less scope for CSH level 4 to be achieved due to the HCA rolling back its expectations to CHS3 on viability grounds.

**Headline Indicator:** Increase the number of properties improved with energy efficiency measures.

Increase the number of properties which achieved the decency standard



**What do key stakeholders think** A number of PV information events were held which tenants were invited to. A high majority of the respondents supported the proposals.

#### **What we did**

- Home Insulation Scheme - Procurement as part of Leeds City Region DEEP Phase 1 has selected a Framework of 5 suppliers.
- PV scheme (Council Stock) – Negotiations are being finalised on the Roof Access Agreement.
- Re: Promote PV systems to Private Sector – Business Case completed
- Re: schemes for energy efficiency improvement - Discussions with Leeds City Region (LCR) and Kirklees about forming a LCR partnership for the Green Deal making good progress, full time officer from LCR to work on this from November. Bid submitted to National Energy Action (NEA) for help integrating affordable warmth with GD.
- Combined Heat and Power scheme completed at Yarn Street and ready to be turned on when first buyers move in.

#### **Equality Impact Assessment**

Equality 3 – Implementation of energy efficiency measures in target areas of high fuel poverty will also impact on specific vulnerable groups:

EIA screening undertaken for home insulation scheme and PV scheme identified that neither would have a negative impact on equality groups.

#### **What worked locally /Case study of impact**

Not applicable

#### **Risks and Challenges**

- Issues of reduced funding has the potential to affect the number of properties that can be made decent in the current financial year.
- Insufficient funding available to deliver Home Insulation Scheme programme across whole city; CERT very unlikely to extend beyond end 2012.
- Adverse weather could affect delivery of PV installation scheme.
- Government delaying release of Green Deal consultation which will delay progress.
- Full amount of funding allocated to the Energy Efficiency research project in Cross Green could not be used and some (£70k) will be returned.
- It is likely that viability pressures will result in private sector homes being developed to CSH level 3 rather than 4 as discovered on new social housing developments in East Leeds.

#### **New Actions**

- HRA Business Plan drafted to include investment needed to sustain decent Council homes standard in the long term. To Exec Board in Dec 11
- Continue to closely monitor Council Stock decency and project impact of decency fall outs
- Home Insulation Scheme – Exec Board report due 12th October recommending an approach that maintains the intention of the scheme but is deliverable with changing policy/finance environment.
- Evaluate Green Deal consultation when available and develop a CLT report recommending a partnership with Kirklees and other LCR authorities to develop scheme.
- Work to be undertaken with the Stockholm Institute on the behavioural change study as part of the ongoing Energy Efficiency research project in cross green.
- Solar Panel Schemes report due for December Executive Board

#### **Data Development**

- Detailed whole house surveys to be undertaken on each property participating in the Home Insulation Scheme in order to develop the councils private sector energy database.