

Meeting: Housing and Regeneration Board

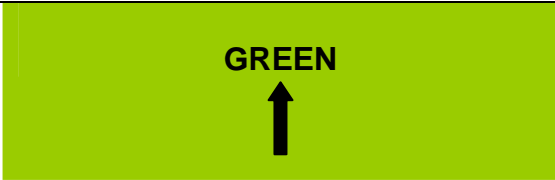
Outcome: Local people benefit from regeneration investment

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

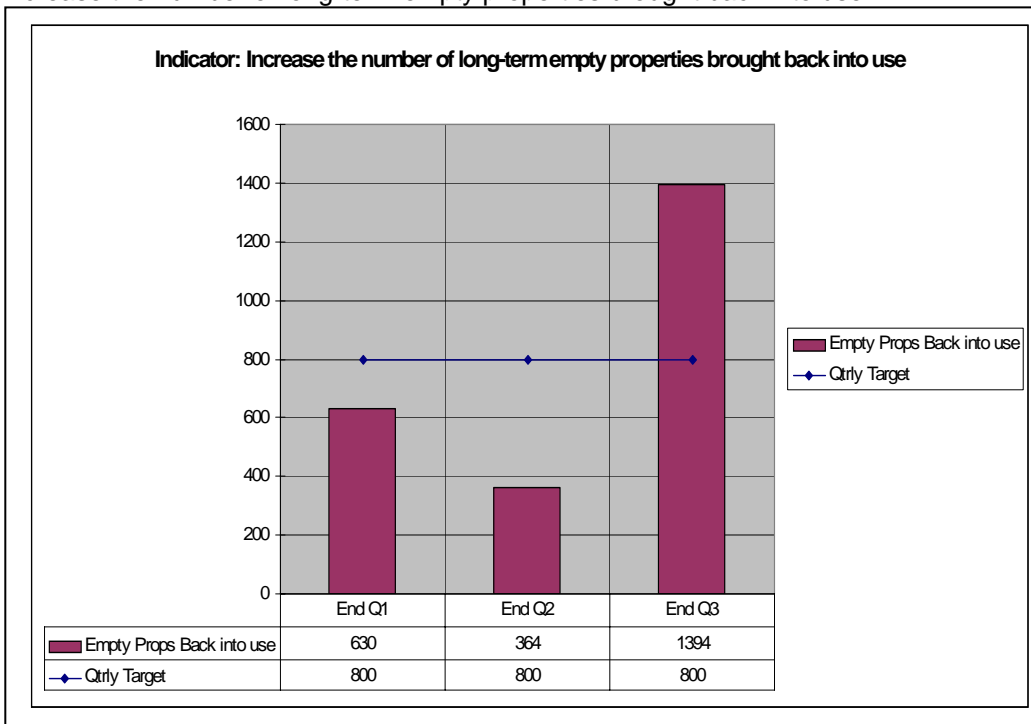
Leeds is a growing city. The current population of approx. 787,700 (as of mid-2009) is expected to increase to approximately 880,000 by 2018 and by 2033 to just over 1 million (ONS)¹. The implications of the projected rise in population brings to the forefront a continued requirement for housing growth,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



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.

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.



What do key stakeholders think

Yarn Street development has the support of local Members and continues to be supported by the Council as a priority as it lies in the Aire Valley Leeds. The development is in delivery phase and has been through consultations through the planning process.

¹ 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 we did (Qtr 3)

Priority: Provide a mix of housing tenure options and types that can meet the changing needs of individuals and communities in target areas.

New Housing Developments:

- In Q3 429² new dwelling units were built (Gross Building within the Quarter (Non-Cumulative))
- East Leeds prospectus on hold (awaiting determination of corporate approach)
- Government approval secured to appoint preferred bidder for Little London & Beeston Hill & Holbeck Housing PFI project. Delay in progressing to financial close due to need to review funding solution
- The Council is a supporting stakeholder for the Yarn Street development which is being delivered with the assistance of Kickstart 2 funding.

New Affordable Housing Developments:

- Progress to date; 249 units in Q1 & Q2; Q3 – 101 predicted, against an annual target of 500.
- HCA supported programme confirmed & not anticipating problems with any individual sites.

Priority: Maximise use of public sector land and assets to deliver lasting and measurable economic, social and environmental improvements.

- Outline planning permissions achieved on three sites in East Leeds (2 x Askets, 1 x Halton Moor), using HCA Public Land Initiative funding.
- Dialogue on-going with Registered Providers (RPs), Planning & Ward Members to progress approved allocations in South Leeds under the new Affordable Housing Programme.
- Acquisition of the Beckhill development site completed and demolition underway.
- Discussions with prospective retailer underway for renewal of district centre in Little London.

Priority: Maximise the use of existing long term empty properties as a potential source of new housing provision across the city

- Empty Property Project will form part of the overall Housing Strategy for the city.
- 2388 long term empty private sector properties returned to occupation by the end of Q3. This represents 75% of the annual target as expected at the end of Q3.

New Actions (Qtr 4)

Priority: Provide a mix of housing tenure options and types that can meet the changing needs of individuals and communities in target areas.

New Housing Developments:

- Extension of soft market testing to determine corporate approach.
- Finalisation of Little London & Beeston Hill & Holbeck Housing PFI contract documents and technical details for Financial Close.
- Joint assessment with the developer and the Homes and Community Agency (HCA) on the need for future funding support for phase 3 of the Yarn Street project.

New Affordable Housing Developments:

- Ongoing dialogue with Registered Providers (RPs) and Planning to commit individual schemes.

Priority: Maximise use of public sector land and assets to deliver lasting and measurable economic, social and environmental improvements.

- Further discussion with HCA in relation to East Leeds sites, to be informed by information from Bellway and/or prospectus.
- Progress Beckhill Planning Brief (to be completed by April 2012)
- Complete negotiations with retailer in relation to Little London district centre and dispose of land for retail development. Develop proposal for remainder of land within the community hub. Consultation on draft community hub plan.

Priority: Maximise the use of existing long term empty properties as a potential source of new housing provision across the city

- Work ongoing to deliver the actions within the Empty Property Action Plan.

Data Development

- Yarn Street - The developer will provide metrics and viability details to the HCA through their Investment Management System (IMS).

Equality

Equality Focus: Ensure that Housing and Regeneration investment meets the changing needs of individuals and communities

Equality Analysis: Households headed by women with children, BME groups and those living in the social rented sector are more likely to live in overcrowded or substandard housing. There are also significantly higher numbers of BME people and people with disabilities who are unemployed.

Equality Action: 1 – Increase the number and quality of older people's housing - A comprehensive approach to housing provision and care for older people is being worked up across the Directorates of E & N and ASC - "Housing and Care Futures for Older People", encompassing solutions following the closure of a number of residential care homes and the identification of obsolete sheltered schemes. Progress will be reported to CLT in January and Executive Board in March. Update Housing and Regen board in June.
2 - Maximise employment and training opportunities aimed at targeted communities - Some specific schemes already being developed with RP's through the new HCA Affordable Housing Programme including Sanctuary Housing in Armley and Unity hoping to submit planning shortly in Chapel Allerton.

Risks and Challenges

- Risk that further delay to approval of Little London & Beeston Hill & Holbeck final business case could cause breach of LCC affordability threshold
- Risk that RPs may fail to progress development of sites in South Leeds as set out in the HCA contract.
- Difficulty in re-providing existing community centre in Little London, temporary unavailability of community centre services and facilities.
- East Leeds Development sites: PLI funding requires reasonable endeavours to assess 'deferred receipt' disposal approach, though limited risk of clawback if not pursued.

What worked locally /Case study of impact: Nothing to update

² The figures provided represent gross building figure (all sectors) and gross building (Registered Social Landlords). Gross building figures are calculated as sum of total new developments (gross) + total converted units (net) to be consistent with controlled totals published in the Annual Monitoring Report.

Meeting: Housing and Regeneration Board

Population: All people in Leeds

Outcome: The housing growth of the city is sustainable

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.

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 will continue to be undertaken during 2011/12 on various sites across Leeds using S106 funding, see below for further details.

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

So far 128 people have attended the formal Heritage Construction Training and practical demonstration events (inc. the Armley Fun Day), increasing awareness and improving construction knowledge and skills. The turnout for the training sessions was encouraging and positive feedback was received from attendees.

What we did (Qtr 3)

Priority: Support target neighbourhoods to retain and make better use of green space, including for such purposes as allotments, community gardens or leisure and sport.

- All necessary funding sources for the Armley Moor Improvement Project have been confirmed with funds formally allocated and secured. S106 allocation granted in November 2011. Work is scheduled to start on site in March 2012.

Priority: Work with local residents and employers on schemes to enhance public realm and green space, including parks, in and around target neighbourhoods.

- The New Wortley Community Garden phase 1 was finalised in March 2011 but the community have failed to adequately maintain it. Tenancy agreement still to be formally signed. A meeting will take place late January with community leaders about the necessary changes and the need for more proactive maintenance of the garden.
- The following public spaces in East Leeds have been improved: -
 - Harehills Park - Big Lottery funded
 - Gipton Square – Playbuilders funded although further investment needed from S106 for landscaping
 - Oak Tree Drive – funded by S106 monies
 - Feasibility for Burmantofts MUGA improvements underway.
 - Killingbeck Fields and Halton Moor - Funding is in place from Access to Nature, Green Leeds and Area Committee Wellbeing.

Priority: Build on the opportunities for heritage led regeneration to renovate dilapidated properties, reuse vacant spaces and to develop training opportunities to improve jobs access and the management and maintenance of Leeds' substantial historic buildings portfolio.

- The Council is in the process of assisting 14 businesses to improve or expend their properties in Armley and Chapeltown. All are planned to be completed (if not already completed) or at least be on site by the end of 2011/12.

New Actions (Qtr 4)

Priority: Support target neighbourhoods to retain and make better use of green space, including for such purposes as allotments, community gardens or leisure and sport.

- Maintain communication with Parks and Countryside and key stakeholders in relation to the Armley Moor Improvement project.

Priority: Work with local residents and employers on schemes to enhance public realm and green space, including parks, in and around target neighbourhoods.

- Continue to work with the New Wortley Residents Association to ensure their community garden constitution is amended and conclude the formal process of leasing the land. Ensure community begin to more proactively maintain the garden.
- Agree revised s106 programme with P&C and ward members to reallocate unspent funds in East Leeds.

Data Development

No data development requests have been identified

Equality

Equality Focus: None identified

Equality Analysis: None identified

Equality Action: None identified

What worked locally /Case study of impact

Nothing to update.

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.
- Economy - The state of the economy and the particular financial stress faced in deprived areas is a challenge when aiming to build upon the opportunities for heritage led regeneration to renovate dilapidated properties, however, the additional of LEGI funding and step by step support from the Council is helping to overcome some issues.

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

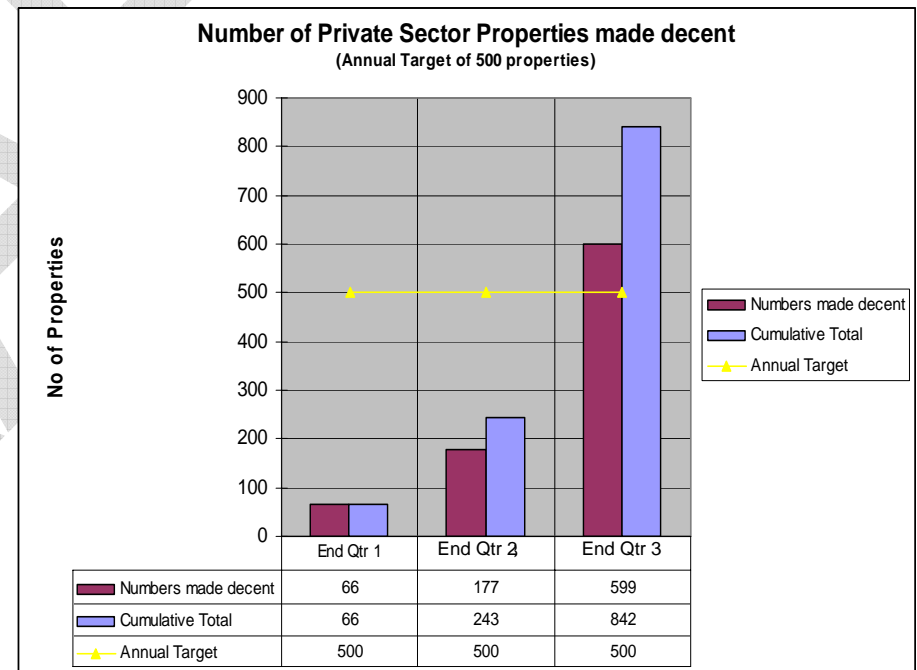
The most recent Private Stock Condition Survey (2007) found that a third of private sector housing in Leeds (or 81,800 units) was non-decent, with the main issue being thermal comfort. Ongoing investment into Council stock is critical in maintaining its function as a provider of decent, affordable housing 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 96.4% at the end of Qtr2 to 96.76% at the end of Qtr 3).
- A total of 3,546 individuals have benefited from the removal of a hazard to their homes by the end of Q3 against an annual target of 4,500 individuals.
- A total of 842 private sector properties have been made decent by the end of Q3, exceeding the annual target of 500.
- Exec Board approved **Home Insulation Scheme** report in October 2012, procurement completed and Yorkshire Energy Services (YES) appointed to **deliver the Home Insulation Scheme (now known as Wrap Up Leeds)**.
- **Solar Panel Scheme** Report approved by Exec Board in mid-December, putting domestic solar Photo Voltaic(PV) schemes (both Private and Council) on hold until new Feed In Tariff (FIT) rates are finalised.
- Government approval secured to appoint preferred bidder for **Little London & Beeston Hill & Holbeck Housing PFI** project. Delay in progressing to financial close due to need to review funding solution
- 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

Nothing to update

What we did (Qtr 3)

Priority: Deliver well-designed, visually-appealing and energy-efficient housing (new and existing stock) in target neighbourhoods

- Government approval secured to appoint preferred bidder for Little London & Beeston Hill & Holbeck Housing PFI project. Delay in progressing to financial close due to need to review funding solution
- New homes currently underway in East Leeds are being built to older part L building regulations standards (equivalent to CSH 3)
- 1120 Private sector homes updated with energy efficiency measures, mainly through Warm Front Grant.

Priority: Maintain decent homes standard in Council housing

- 96.76% of all Council Housing stock met decency standards at the end of Qtr3, an increase of 0.36%.
- 842 private sector properties have been made decent by the end of Q3, exceeding the annual target of 500.

Priority: Sustainable improvements to housing conditions within the private sector (pre-1919 stock (back-to-back's and through terraces) in target neighbourhoods

- Leeds Landlord Accreditation Scheme has recently been outsourced to Residential Landlords Association (RLA) to deliver. This is a 5 year contract with breaks at year 1 & 3.
- 3546 individuals have benefited from the removal of a hazard to their homes by the end of Q3 against an annual target of 4,500.
- 486 properties received inspections to ensure compliance with HMO and selective licensing licence conditions by end Qtr3 against an annual target of 600.

Priority: Implement Leeds Home Insulation Programme (originally cited in the HW Plan: Priority Action 4b)

- Exec Board report approved in October 2012. Yorkshire Energy Services (YES) appointed to deliver the Home Insulation Scheme (now known as Wrap Up Leeds).
- Completed the communications materials and application process in time for Wrap Up Leeds to go live on the 3rd January.

Priority: Implement Solar PV Schemes (public & private sector)

- Solar Panel Scheme Report approved by Exec Board in mid-December, putting domestic solar Photo Voltaic (PV) schemes (both Private and Council) on hold until new Feed In Tariff (FiT) rates are finalised.

Priority: Green Deal

- Coordinated development of LCR evidence base development for planned joint Green Deal initiative.

New Actions (Qtr 4)

Priority: Deliver well-designed, visually-appealing and energy-efficient housing (new and existing stock) in target neighbourhoods

- Finalisation of Little London & Beeston Hill & Holbeck Housing PFI contract documents and technical details for Financial Close.

Priority: Maintain decent homes standard in Council housing

- HRA Business Plan to go to February 2012 Exec Board.

Priority: Implement Leeds Home Insulation Programme (originally cited in the HW Plan: Priority Action 4b)

- Formal launch of Wrap Up Leeds on the 23rd January.
- Commence door-knocking for Wrap Up Leeds in early February.

Priority: Green Deal

- Submit options appraisal for Green Deal to LCR decision making bodies in January.
- Complete LCR Green Deal business case by end March.
- Report progress to the Housing and Regeneration Board in June 2012.

Data Development:

No data development requirements identified.

Equality

Equality Focus: Improve energy efficiency

Equality Analysis: Many households containing people recovering from long term illness, disabled people and pensioners can not afford to heat their homes.

Equality Action: In 2011 we invested in 11 solar PV systems in homes, in vulnerable people's homes and in disadvantaged areas. Between July and December, these have generated 8,838kWh, worth £3,964 to the Council, 10% higher than our predictions. Residents also receive free electricity, helping combat fuel poverty.

What worked locally /Case study of impact

Nothing to update

Risks and Challenges

Deliver well-designed, visually-appealing and energy-efficient housing (new and existing stock) in target neighbourhoods

- Risk that further delay to approval of Little London & Beeston Hill & Holbeck final business case could cause breach of LCC affordability threshold
- There is now less scope for CSH 4 to be achieved in the properties at East Leeds prior to this becoming mandatory; HCA has rolled back its expectations to CSH3 on viability grounds. There are likely to be similar viability pressures for commercial developments.

Implement Solar PV Schemes (public & private sector)

- Government reduction in FiT rates makes the solar PV scheme as planned unviable. This is complicated by a legal challenge currently progressing through the high courts