

Appendix – Response of the Housing Investment Manager, City Development

The Board raised a question was raised about the programme of building new council homes and how this would tie in with targeting families currently occupying council properties where there is under occupancy.

The new build programme will produce 1 and 2 bed units targeted in part at older people under occupying large properties so that they can be released for allocation to families, thus helping us to make better use of the stock as a whole. Also by increasing the stock of smaller properties available to working age applicants we hope to meet some of the demand resulting from welfare reform in relation to under occupancy.

The location of the properties has yet to be finalised, however the Directors of Development and for Environment and Neighbourhoods presented a report to the Executive Board on the 9th of January 2013 which provided a shortlist of sites informed by demand data for smaller properties.

Development of New Council Housing site shortlist as presented to Executive Board:

Site	Ward	Address	Description	size (ha)	Est no. of units	Comments and Constraints
West North West						
Land between 5 and 47 Broadlea Street, Bramley	Bramley and Stanningley	Broadlea Street, Bramley, LS13 2SD	Cleared site	0.72	up to 20	* Cleared site of 20 former houses * Site slightly sloping
Land between nos 66 and 76 Broadlea Street	Bramley and Stanningley	Broadlea Street, Bramley, LS13 2SD	cleared site	0.02	2 to 4	* Cleared site of 4 former flats

Mistress Lane	Armley	Mistress Lane, Armley, LS12 2LJ	Cleared housing site at the heart of the West Leeds Gateway.	1.23	60	<ul style="list-style-type: none"> * site has Outline Planning approval for 83 flats * site could be developed as part of Brownfield Land Programme * Provides a development challenge due to its topography * Part of site N1 green space *Services cross the site to serve the remaining tower blocks *size of site gives scope to develop jointly with an RP to provide a mixed site of Council homes and homes for rent by RP. In principle discussions taken place with RP with a funding allocation on a non site specific basis for 30
Harley Green	Pudsey	Harley Green, Swinnow, LS13 4PX	Former garage site	0.17	3 to 4	<ul style="list-style-type: none"> * Sloping site *Some potential access issues
South						
Parkwood Road	Beeston and Holbeck	Parkwood Road, Beeston, LS11 5QY	Former maisonette site	0.43	12	<ul style="list-style-type: none"> * Possibility of localised ground contamination * Topography (sloping site) *previously considered as part of housing association programme
The Garnets	Beeston and Holbeck	Garnet (Place; Grove; Terrace) LS11 5HX	Clearance site	0.41	20	<ul style="list-style-type: none"> *Sketch plans prepared by City Development Design Team suggest approximately 20 units can be delivered on the site *Brownfield site with in-filled cellars *Culverted water course running through site *Road and footpath diversions may be required * potential alternative delivery via a housing association
Bradford Road	Ardsley and Robin Hood and Morley South	Bradford Road, Tingley, WF3 1NS	Former garage site	0.32	6 to 8	<ul style="list-style-type: none"> *Electric Sub station at entrance to site may impact on design and access.
East North East						

Beech Mount	Gipton and Harehills	Beech Mount, Gipton, LS9 6QT	Cleared housing site	0.2	6	* Risk of Town and Village Green application *potential footpath diversion required
Beech Walk	Gipton and Harehills	Beech Walk, Gipton, LS9 6QR	Cleared housing site	0.7	20	*Currently in use as a compound for roofing works by ENE due to be completed by early 2013.
St Hildas, Phase 3	Burmantofts and Richmond Hill	St Hildas, Cross Green, LS9 0BE	Partially cleared housing site	0.3	10	*The site is still interspersed with privately owned properties following cut in RHB funding for clearance. However there are still opportunities for infill development on cleared footprints of former properties
East Park Road	Burmantofts and Richmond Hill	East Park Road, Charlton Grove, LS9 9JD	Cleared housing site	0.5	15	*Risk of Town and Village Green application potential to mitigate risk by provision of smaller area of greenspace of enhanced quality

The approach to allocation has not yet been finalised however Housing Services may look at using a local lettings policy for a proportion of the new units to prioritise under occupying tenants in addition to allocation via the normal choice based lettings route. The properties will not begin to handover until probably July of next year.