

APPENDIX 2
Leeds Affordable Housing Growth Partnership Action Plan
Action Log Update September 2023

1. Overview

- 1.1 Leeds Affordable Housing Growth Partnership Action Plan was endorsed by Executive Board in September 2022 and published in January 2023. The Action Plan summarises the collective commitment across the affordable housing sector in Leeds to increasing the scale and pace of delivery. It seeks to maximise a range of tools, policies and delivery levers that will assist the city in addressing its affordable housing needs.
- 1.2 The action plan sets out the challenges and opportunities across four themes, with the table below highlighting key actions being made against each of these themes.
- Land opportunities & new housing markets
 - Carbon neutral homes
 - Affordable housing policy
 - Viability and unlocking the delivery of new homes.
- 1.3 The Action Plan also identifies actions and commitments required by the Council and partners to deliver a step change in affordable housing delivery, with the aim of delivering c750 new affordable homes per annum across the lifetime of the plan. As outlined in the main report and appendix 1, 633 affordable homes were delivered in 2022/23.
- 1.4 Monitoring of the LAGPAP will take place through Leeds Housing Board, Scrutiny Board and Executive Board as required. Registered Provider Affordable Housing Delivery Group meetings and key account management monitor delivery and key themes, challenges and opportunities in the delivery of the plan.

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2. Progress Update

Theme	Action/ Commitment	Progress
<p>Land Opportunities and new housing markets</p>	<p>Land availability: Use of public sector land to support affordable housing growth alongside discussions with Government</p>	<p>Railway Street: The Council has ringfenced the disposal of this site for affordable housing, with the site sale completing earlier this year to 54 North Homes (formerly Leeds and Yorkshire Housing Association). Planning permission was approved in June for the delivery of 58 social rented affordable homes, with the Council having 100% nominations. Work has started on site with completion due in November 2024. The scheme is benefiting from WYCA Brownfield Housing Fund support as well as Homes England grant and Affordable Housing Commuted Sums to ensure maximum affordability.</p> <p>St Cecilia Street: The Council ringfenced the disposal of this site for affordable housing, with Legal and General Affordable Homes selected to deliver the development. The scheme is currently in the final stages of the planning process having been considered at Plans Panel in August and a final decision being delegated to officers. It is proposed that the scheme will consist of 78-apartments for social rent. The scheme will also benefit from Homes England, Brownfield Housing Fund and Affordable Housing Commuted Sums support.</p> <p>Copperfields: The site of the former Copperfields College has been ring-fenced for affordable housing and marketed through Avison Young in April 2023. Offers are now closed and a preferred bidder has been selected, with the scheme progressing to planning application submission in 2024.</p> <p>Meadow Lane: This site originates from the reconfiguration of highway/ parking to create the start of Aire Park greenspace (linking to the Vastint Aire Park development) and this development plot. The site was marketed for a predominantly residential scheme with above policy compliant levels of affordable housing. A decision on the preferred bidder is expected in early 2024.</p>
	<p>Innovation in Delivery Models</p>	<p>The Council is considering the recommendations included in the Affordable Housing Delivery Models report (Cushman & Wakefield) that was commissioned to support this work area and continues to face onto opportunities to work differently with partners across the sector.</p>
	<p>Site intelligence sharing and unlocking</p>	<p>Work is continuing with Homes England and WYCA to maximise impact and resources to deliver further affordable housing in Leeds and the wider West Yorkshire area. Work on the Strategic Place Partnership has identified affordable housing as a key priority area, with a business case emerging to maximise impact in this work area alongside wider place and strategic ambitions.</p>

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	Levelling up and priority neighbourhoods	Kingsdale Court: Good progress has been made with acquisitions at <i>Kingsdale Court</i> , located in Boggart Hill (Seacroft). The Council now owns the freehold of the site and the majority of flats on site. As stated at Executive Board the proposal is to enable the provision of fit-for-purpose affordable housing on this site as part of the commitment to sustainable change and regeneration of its Priority Neighbourhoods.
	Consideration of Planning Policy changes	(See below Affordable Housing policy theme below)
Carbon Neutral Homes	Promoting Modern Methods of Construction and sustainable technologies & supporting green jobs	<p>This theme is being considered through the work of West Yorkshire Housing Partnership and the West Yorkshire Combined Authority. Discussions to date have focused on how tenants can be involved in accessing training and green jobs, as well as considering how we can maximise the benefit of our combined pipeline to face onto sustainable technology and MMC opportunities. Good progress has been made in the use of sustainable technologies to retrofit existing stock through the Social Housing Decarbonisation Fund.</p> <p>Funding criteria for Affordable Housing Commuted Sums and Right to Buy Receipts now incorporates an assessment of sustainability measures which aligns with requirements for external funding such as the Brownfield Housing Fund. This supports the drive to net zero and lower overall housing costs to residents through energy efficiency measures.</p>
	Local Plan update	The Local Plan Update aims to improve existing policies and introduce new ones to address climate change, and the climate emergency declaration to achieve net zero emissions by 2030. In addition, closely related topics such as green infrastructure, flood risk, place-making and sustainable infrastructure are also included within the proposed scope of the Plan. Registered Providers, through the Affordable Housing Delivery Group, have regularly received updates on the Local Plan review and have had opportunity to comment and contribute, so that any updated policies work alongside the delivery of affordable housing.
Affordable Housing Policy	Local Plan Update to consider Affordable Housing in the early phases of scope and meeting diverse and specialist housing needs	<p>Local Plan 2040 is currently at a 'scoping' consultation stage with seven topic areas identified comprising housing (including affordable housing) which require updating. Within the Housing topic area, it is envisaged that the following policy areas will need to be included:</p> <ul style="list-style-type: none"> • Overall housing requirement • Affordable Housing needs: requires an updated understanding of the need and requirements for affordable housing by location, relating to the settlement hierarchy and evidenced by 2021 Census (through the SHMA). The aim will be to set appropriate plan targets, maximising delivery through

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		<p>planning obligations and supporting other methods of delivery through the planning system, in light of overall need whilst considering issues that influence delivery such as viability.</p> <ul style="list-style-type: none"> • First Homes: Local authorities are required to deliver First Homes as a proportion (25%) of their usual affordable housing delivery through their local plan policies. LLP 2040 is to provide the basis for the Council approach to set different criteria, if appropriate. This will include consideration of market value discount percentage, first sale price cap, household income and local connections test. • Housing needs for different household types at a local level: setting the need for units according to their size (number of bedrooms), type (houses, bungalows, apartments) and tenure (for affordable housing only) for both market and affordable homes by location. • City Centre: recognising the different type and scale of housing development and that this area is the focus for Build for Rent. Reviewing delivery methods especially in terms of affordable housing needs, successful delivery on site, registered providers interest and affordability of homes. <p>The Strategic Housing Market Assessment (SHMA) will provide a better understanding of Leeds’ housing needs, complementing census data. The SHMA, which should be available in early 2024, will help pinpoint the issues that are affecting people’s access to housing and the inequality that may be faced in different areas. The findings will help to shape future planning and housing policies in Leeds, including the number of affordable homes that are needed. It will also provide detail of housing needs across the city including for older people, disabled people and those with specialist needs.</p> <p>As part of the SHMA, the Council has worked to widen engagement through a stakeholder survey with third sector organisations that are representative of each protected characteristic. In addition to specialist housing associations such as Anchor, the largest not-for-profit provider of housing, care and support to people over 55 years old, this also includes organisations such as Voluntary Action Leeds, Leeds Older People's Forum, Leeds Women's Aid, Leeds Asylum Seekers’ Support Network, Migrant Access Project, St George’s Crypt and The Advonet Group. Engagement with these groups as part of the SHMA review will enable identification of the specific needs for new homes including specialist and bespoke housing products.</p> <p>The Action Plan and supporting report on Affordable Housing Delivery Models identified opportunities to review the Benchmark Transfer Price mechanism in the delivery of s106 properties. This is currently being reviewed and will be incorporated into any changes made to policy through Local Plan 2040.</p>

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		<p>The Council has also undertaken training with Plans Panel members on the ‘The Role of Registered Providers (RP)’ in meeting affordable housing need. This has supported understanding of RP schemes coming through the planning system and the nominations process that reduces pressures on the Leeds Homes Register. There are plans to re-offer this training in the future.</p> <p>As highlighted in the main report work has progressed to understand specialist housing needs which includes requirements for Extra Care Housing, Working Age Adults, homelessness provision, and Children & Families service requirements. Workshops have taken place between Council services and RP partners/ third sector providers to support delivery in line with the needs of the city.</p> <p>The Council is also working to promote the work of Pride of Place Leeds to explore the delivery of affordable LGBTQ+ affirmative living in Leeds to provide an inclusive, accessible and safe space for both residents and the wider LGBTQ+ community. Discussions are ongoing between the Council, Pride of Place and RPs with the aim of securing a site for this scheme to be delivered in the city.</p>
	<p>Support Place Based Outcomes and Promote Investment in Regenerating our Estates</p>	<p>The announcement by Homes England that Affordable Housing funding can now be used to support replacement of existing homes and the regeneration of our places in line with the Homes England Strategic plan has been welcomed. Work is underway (by the Council and its partners) to identify opportunities and a pipeline of schemes to face onto this funding and anticipated future funding/ opportunities. The restrictions on timescales for start on site by March 2025 is a challenge and discussion are on-going with Homes England in relation to a pipeline of regeneration activity that could be unlocked post 2025 if funding was available for the next Affordable Housing Programme period. Lead in times for schemes and capacity to face onto new opportunities at pace is challenging within the context of the Council’s current financial challenge and the range of other priorities facing the affordable housing sector.</p>
<p>Viability and Unlocking Delivery to Deliver More Homes</p>	<p>Effective and timely targeting of resources</p>	<p>The Council continues to utilise resources available such as Affordable Housing Commuted Sums and Right to Buy Receipts grant funding to further unlock affordable housing schemes. Recent approvals have included funding to support the Council Housing Growth acquisitions programme and a twelve-home acquisition and refurbishment scheme being delivered by Canopy.</p> <p>The Affordable Housing Commuted Sums balance that the Council holds is currently £17.4m, of which the Council has a commitment to spend £6.3m. It is anticipated that a further £26m commuted sums are to be received from developments over the next c.5 years (subject to schemes with planning permission coming</p>

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		<p>forwards for development). The Council has identified a pipeline of schemes which could potentially receive commuted sums support pending formal approval totalling £22.7m.</p> <p>The devolved Brownfield Housing Fund managed by WYCA has been utilised to unlock housing and affordable housing delivery across the city. Over 14 sites a total of £46m has been granted or is in the final stages of approval, unlocking 4,151 homes, of which 1,391 are affordable.</p>
	<p>Promoting affordable housing growth in the city and wider region</p>	<p>The Council is working closely with Homes England and WYCA to support the work of the Strategic Place Partnership (that was launched in May) which identifies affordable housing as a key theme alongside unlocking housing growth in the following focus areas: East of Otley, Kirkstall Forge, East Leeds Extension, City Centre and City Rim, Priority Neighbourhoods and local centres.</p>