

**Leeds Housing Strategy 2015-2018
Action Plan
Theme 2: Improving Housing Quality**

Priority 2.1: Improving Housing Quality					
Action	Progress	Lead Officer	Performance Target	Baseline Position	Rating Status
Continue to invest in council housing improvements over the term of the Housing Strategy	The 2015/16 capital programme will see £70.6m of new investment in existing council housing, with a further £77.5m investment planned in 2016/17. Detailed programme agreed by Exec Board in Feb 15. Further 3-year programmes will be approved by Exec Board each February.	Mark Grandfield	Delivery of agreed capital programme.	2014/15 capital programme currently predicted to out-turn at £57m.	
Increase membership of the Leeds Landlord Accreditation Scheme	Membership levels of LLAS have proved difficult to improve and current figures show a slight decrease over the year (now at 251). Work continues by LCC and the RLAAS (who administer the scheme) to improve membership and an action plan is being developed. The current contract with RLAS is coming to an end and a review of the scheme has commenced to determine	John Statham	Double the number of member landlords over the term of the Strategy	Current membership is 251 which a decrease from the end of 2013/14	

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	<p>future delivery. The review will look at a single umbrella accreditation scheme for the city involving the NLA, RLA and Unipol</p>				
Promote engagement with private landlords in the city	<p>Work has been ongoing with both the RLA and NLA regarding the formation of Landlords forums. Work is ongoing but 2 forums have been created with a review learning lessons to allow a further roll out of forums to areas such as Armley.</p>	John Statham	Establish 4 local private landlord forums	<p>A local forum has commenced in Holbeck to support the LNA in the area. A forum has been created in Burley which will have its first meeting in April 2015.</p>	
Continue to roll out the Leeds Neighbourhood Approach (LNA) to improve private housing standards in the city	<p>Following agreed investment from Executive Board in 2013 the LNA was created. So far 5 areas have been targeted using this approach – the Nowell’s, Edinburgh’s Harehills Lane, Armley Town Street and Dewsbury Road. The last 3 areas as a result of the successful bid for Rogue Landlords Funding from CLG. The next area in Holbeck is due to commence in March 15.</p>	John Statham	Roll out LNA to a new area every quarter	<p>5 areas have been established. The Nowell’s has come to an end with an exit strategy being implemented. All others will come to an end in the first 6 months of 2015/6. Holbeck will be up and</p>	

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				running and the next area being considered for commencement in the autumn. Funding has been agreed for the next 2 years subject to the return of 138 long term empty homes per annum.	
Develop a private rented tenant involvement strategy for the city	Little progress has been made towards developing the strategy as there are no engagement mechanisms really available for private rented sector tenants.	John Statham	Strategy developed by 2018	To work to develop a strategy by 2018	
Work with government and landlord groups to develop improvement strategies for the private rented sector	Officers continue to engage with the relevant landlord associations to discuss co and self- regulation opportunities. In addition, the service contributes to local and national (CLG) strategy and legislative discussions including talks on a national rental standard.	John Statham	Development of a co-regulation strategy by 2018	Discussions are ongoing to look at co-regulation with partners as an option for the improvement of standards in the sector.	

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Priority 2.2: Energy Efficiency					
Action	Progress	Lead Officer	Performance Target	Baseline Position	Rating Status
Deliver high quality programme of energy advice and improvements	The Green Doctor provides individual household advice to around 350 homes per annum, including providing 240 improvements.	George Munson	350 homes provided with assistance by the Green Doctor per annum	Currently providing advice to 350 properties per annum.	
Target selected private rented to eliminate excess cold hazards	Targeting has occurred via a number of projects <ul style="list-style-type: none"> • LNA – targeting poor standards within the PRS and improving standards via engagement, enforcement and Green Deal neighbourhood schemes • Cross Green Group Repair – provision of enhanced energy efficiency measures via Green Deal/ECO • Warmer Homes – delivery of energy efficiency improvements 	John Statham	Performance against individual excess cold project plans	Performance against individual project plans	

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	<ul style="list-style-type: none"> Third sector partnerships – Care and Repair Warm Homes initiative helps 350 vulnerable individuals each year 				
Develop District Heat Plans	Award £60K from the delivery network unit to undertake detailed technical work to deliver a scheme to 2000 vulnerable home owners in multi storey flats	George Munson	Performance as per district heat project plan	To provide it to 2000 homes subject technical report	
Carry out a procurement exercise to deliver an energy efficiency improvement across the Leeds City Region	Procurement has now been complete with Keepmoat and Wilmot Dixon being the preferred providers. The scheme will be known as Better Homes Yorkshire	George Munson	Agreed energy efficiency delivery plan for the city	684 private homes in Leeds receive significant energy improvements in 2015/6	
Look at the feasibility of applying the 'Leeds Standard' to existing council housing	The 'Leeds Standard' is not deemed feasible for retrofit on existing stock. However, the Leeds Homes Refurbishment Standard agreed by Executive Board in November 2014 includes commitments to improve thermal efficiency and increase renewable energy in existing council housing.	Mark Grandfield	Future capital investment in council housing made to Leeds Homes Refurbishment Standard wherever practical.	Previous investment largely made to Decent Homes standard.	

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Priority 2.3: Empty Homes					
Action	Progress	Lead Officer	Performance Target	Baseline Position	Rating Status
Maximise number of empty homes brought back into use through a range of interventions	Work continues to maximise the return of empty homes by targeting owners and working with partners such as Leeds Empties. The Council has developed new loans to support owners and worked with companies such as Capital Grid to maximise the number of homes returned	John Statham	Return 3200 empty homes to use every year Achieve a net reduction of 400 long term empty homes per year	In 2013/4 3124 long term empty homes were returned to use, slightly missing the 3200 target. However there was a net reduction of 580 against the 400 target.	
Bring empty homes back into use through the Council Housing growth programme	HCA Round 2 empty properties funding has grant aided the repurchase of 20 long term empty right to buys and the reconversion of 2 community centres into residential dwellings	John Statham	100 long term properties purchased by March 2018.	18 long term empty RTB properties have been purchased and returned to council stock. A further 3 will be completed by the end of the programme. Both centres to be complete by March 15	
Further develop relationships with 'Leeds Empties' and landlord representative groups	The relationship with Leeds Empties continues to develop. In 2013/4 they took responsibility for the initial approaches to all owners in LS14 and above from the Council. Work is ongoing regarding a review processes to maximise the number of empty homes returned	John Statham	60 long term empty homes returned by Leeds Empties in 2015/6	Leeds Empties have target of 50 empty properties to be returned in 2014/15. At the end of Q3 they have returned 35.	

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Priority 2.4 Student Housing					
Action	Progress	Lead Officer	Performance Target	Baseline Position	Rating Status
Deliver a rolling programme of licensed HMO inspections	The rolling inspection programme continues on track	John Statham	500 property inspections per year	On target to complete 500 licence compliance inspections in 2014/5.	
Work with property owners to deliver improvements required	HIA provides financial assistance to owners. Vulnerable owner/occupiers of properties can access equity and interest free loans to improve their homes. Empty home owners can access funds to return properties back into occupation via an equity release loan and in 2015/6 an interest free loan. Work continues in Cross Green to provided home improvements via the Sustainable Communities Improvement Programme Third sector assistance is available via various programmes such as Care and Repair handyman service	John Statham	Delivery of the HIA programme	Various initiatives on target for delivery across all programmes of work	

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Work with the Universities and landlords regarding the changing use of student housing	Partnership working continues with all universities, Unipol and private landlords. In addition, a Leeds 6 working group investigated housing and planning issues in LS6 and is developing an action plan to address the issues identified	John Statham	Action plan agreed by working group	Working group completed its investigation and action plan produced and agreed by the Council and partners	
Oversee progress in implementing the report recommendations of the Student Accommodation Working Group	The action plan has been developed and agreed and will be implemented by all services and partners identified.	John Statham	Action plan agreed with specific performance targets	Student Housing Action Plan agreed and implemented	
Work with landlords to improve housing conditions not covered by the statutory framework	The service continues to engage with landlords and their associations to identify improvements and utilise training and education opportunities. This links well with the introduction of local landlord forums and the aim to increase the role of accreditation.	John Statham	Development of a co-regulation strategy by 2018	Discussions are ongoing to look at co-regulation with partners as an option for the improvement of standards in sector.	