

DRAFT HOUSING STRATEGY 2016 – 2021

Effectively meeting housing need to
make Leeds the best place to live



Introduction

Our overall vision is for Leeds to be the best city in the UK: one that is compassionate, with a strong economy, that tackles poverty and reduces the inequalities that still exist.

The 2014 Leeds Core Strategy sets out long term plans for regeneration and growth in the city. Central to the approach is the desire to ensure that the needs for employment and housing growth is planned and delivered in a sustainable way, seeking to remove social inequality, securing opportunities for regeneration and planning for infrastructure, whilst maintaining and protecting environmental quality for the people of Leeds.

One of the biggest challenges Leeds faces is to provide enough quality and accessible homes to meet the city's growing population, whilst protecting the quality of the environment and respecting community identity. The need for affordable housing and affordable warmth are key issues identified in the Core Strategy.

Housing has a critical role in helping the Council to achieve its vision and deliver the Core Strategy, and this is reflected in our Housing Vision:

Effectively meeting housing need to make Leeds the best place to live

We have seen lots of progress over the last 5 years with significant investment in affordable housing, including the first new Council house being built for over 20 years. We have also seen a massive reduction in the number of empty homes, and the number of households living in temporary accommodation.

These achievements put us in a strong position as we launch our 2016-2021 Housing Strategy. Suitable affordable housing underpins almost everything that we do as a local authority and is intrinsic to many of the strategic plans for the city.

This Housing Strategy sets out our ambitions for effectively meeting the needs of those in greatest housing need over the next 5 years. You will see some common approaches to how we plan to deliver the strategy:

Neighbourhood Approach – targeting particular neighbourhoods with a wrap around service that meets the wider needs of residents and the neighbourhood, not just the housing need;

Focus on Prevention – ensuring that suitable levels of support are available from an early stage to enable residents to live confidently and independently in their home;

Collaborative Working – we have well established and strong relationships with our key partners in order to jointly deliver this strategy;

Building Community Resilience – empowering communities to support themselves through closer working with community led and third sector organisations.

It is important to us that we deliver on the Housing Strategy priorities, and so we will ensure that there is a Housing Strategy Action Plan in place to monitor progress.



Councillor Coupar
Executive Member for
Communities

Environment and Housing Ambition:

Leeds will be the best place for people to live

Outcomes

- People are safe and feel safe
- People live in good quality affordable homes that meet their needs
- People live on clean streets and play their part to dispose of waste responsibly and increase recycling
- People live near quality green spaces
- People can breathe clean air



Our priorities

Working with partners and the people of Leeds to improve Best City outcomes by:

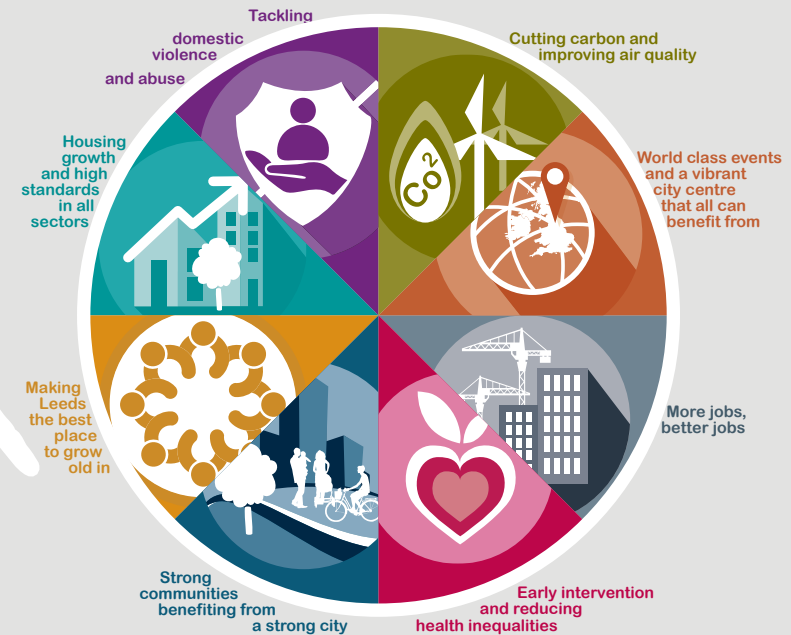
- 1 Tackling domestic abuse
- 2 Helping people to adjust to welfare change or prevent homelessness
- 3 Improving the range and quality of homes to meet housing need
- 4 Reducing the amount of rubbish on our streets and increasing recycling
- 5 Improving the quality of community parks and green spaces
- 6 Improving air quality

Improving Best Council outcomes by:

- 7 Developing and supporting our staff to be the best they can be
- 8 Delivering our priorities within a balanced budget

BREAKTHROUGH PROJECTS

How we are delivering our priorities: a set of 8 cross-cutting projects



COUNCIL VALUES

Underpinning what we do and how we work

- Working as a team for Leeds
- Being open, honest and trusted
- Working with communities
- Treating people fairly
- Spending money wisely



The Leeds Population

Leeds is the UK's third largest city with a population of around 750,000. The population grew by 5% between 2001 and 2011, and is expected to rise by a further 12% by 2021. This growth is attributed to a number of factors, including a strong economy, buoyant markets and increased in-migration levels.

The largest population increase was in the 20-29 age group which grew by 29% between 2001 and 2011, but also significant was the increase in the over 85s age group by over 7%.

A third of all households in Leeds are one person households, and almost half of one person households are age 65 and over. Reflecting national trends, Leeds has an ageing population – over the next 20 years the number of residents aged 65-85 is projected to increase by a third and the number of residents aged over 85 is projected to double.

This is an important consideration for Leeds in developing this Housing Strategy and so there is a dedicated theme on how we will meet the housing needs of older people.



Leeds is a diverse city with 140 ethnic groups representing 19% of the total population. This is reflected in the number of vibrant communities across the city.

While Leeds is a modern city with a thriving economy, not all residents benefit from these economic benefits. 164,000 residents live in areas of Leeds that are identified as amongst the most deprived 10% nationally. It is therefore a priority for Leeds to develop a strong economy but as a compassionate city an integral part of this strategy is to improve the health and wellbeing of residents through effective housing.

The Leeds Housing Market

There are 321,000 households in Leeds. Houses account for 78% of households and 22% live in flats.

Home Ownership

By far the largest housing sector in Leeds is the owner occupier sector which makes up 58% of households, although this has reduced since 2001 and is lower than the UK average of 64.3%.

Affordability continues to be an issue for many households. The average house price was £175,680 in 2015, 7 times higher than the average single income in Leeds.

Social Rented

22% of households live in the social rented sector, which is typical of the UK average, although there is a much higher proportion of Council rented to Housing Association rented than the national average. There has been a long term decline in the number of households renting from the local authority, reducing from 21% in 2001 to 17% in 2011 largely as a result of Right To Buy. However, demand for social housing remains high, with almost 24,000 applicants on the Leeds Homes Register in 2016.



The average weekly rent of a Housing Association property in Leeds is £84 per week, compared to a Housing Leeds property at £74.

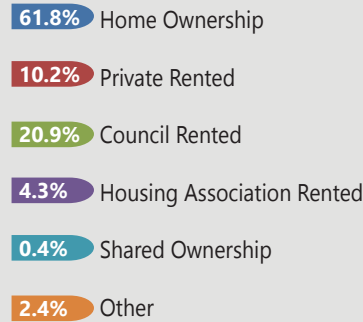
Private Rented

The only sector where there has been significant growth between 2001 and 2011 is the private rented sector, and for the first time the private rented sector is larger than the social rented sector in Leeds.

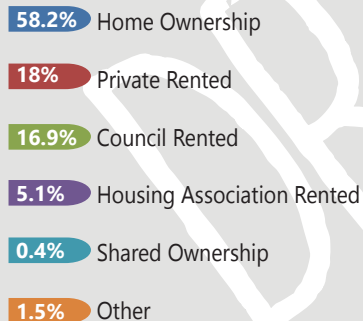
However, demand for social housing remains high, with almost 24,000 applicants on the Leeds Homes Register in 2016. Only 12% of private rented properties have rents that are within Local Housing Allowance levels, and so much of the Private Rented Sector is unaffordable to many low income households.

There are significant issues with housing quality in the private rented sector, with government data suggesting that 16% of privately rented homes are unsafe. This trend is reflected in Leeds and much of the recent growth is in the poorest quality housing.

2001



2011



Future Impacts

There are a number of challenges facing Leeds City Council and its partners which will impact on housing over the next 5 years. These include:



Welfare Reforms

Over recent years Welfare Reforms have and will continue to reduce income from benefits for many households in the city, particularly households who are already facing financial exclusion. The 2016 Welfare Reform and Work Act also introduced a 4 year reduction in social housing rents by 1%.

2016 Housing and Planning Act

The 2016 Housing and Planning Act will introduce a number of changes to the housing sector including the introduction of Right to Buy to Housing Association tenants, end of lifetime tenancies, introduction of 'Pay to Stay' and giving local authorities greater powers to tackle rogue landlords.

A reduction in local authority funding

A reduction in local authority funding has made it more challenging for the Council to provide key services to Leeds residents which support the key themes of this Housing Strategy.

Grant funding

The funding available to Registered Housing Providers to build affordable housing has reduced, and changed focus to funding shared ownership rather than affordable rent developments.

Demographic changes

Demographic changes, including an increase in the number of older residents, and an increase in deprivation in a number of neighbourhoods.

Key Achievements - the last 5 years

Since April 2011, 421 affordable housing units have been provided through Section 106 agreements

Registered Providers have delivered 1,082 units of affordable housing since April 2011

Government supported initiatives, such as Help to Buy, has supported the purchase of 1,550 homes

Approval of £180m regeneration programme in Little London and Beeston Hill and Holbeck

Number of households in emergency temporary accommodation reduced from 439 in 2011 to 74 in 2016

Approval of £125m Council Housing new build programme and 400 delivered to date

The first Leeds Neighbourhood Approach (LNA) in the Nowells area saw 150 properties brought up to minimum standards and 44 empty properties back in use

1,999 empty homes have been brought back into use since April 2012

Reduced the number of long term empty homes in the city by 35%



Our Housing Vision

Effectively meeting housing need to make Leeds the best place to live

All Leeds residents will be living in:

- Good quality housing
- Safe and harmonious communities

Having considered the current housing market and population changes, housing policy and external factors we have established 6 key themes which are a priority within this 5 year Housing Strategy



01

Affordable Housing Growth

Maximising the amount of affordable homes available to rent and buy across a number of housing sectors

02

Improving Housing Quality

Improving the quality and energy efficiency of homes, particularly in the private sector and reducing the number of empty homes

03

Promoting Independent Living

Minimising homelessness through greater focus on prevention, and supporting vulnerable residents to live independently

04

Creating Sustainable Communities

Creating confident communities through effective management of the neighbourhood environment and tackling anti-social behaviour, domestic abuse and crime

05

Improving Health through Housing

Promoting healthy lifestyles, reducing health inequalities and poverty, and supporting people to meet health needs through housing options

06

Meeting the needs of older residents

Ensuring that the right housing options are available which allow older people to remain active and independent in their homes and communities

01

Affordable Housing Growth



One of Leeds' biggest priorities is to provide enough housing to meet the needs of a growing population, whilst protecting the quality of the environment and local community identity. The Core Strategy identifies the need for 70,000 new homes to be built by 2028 including a need for 1,158 net affordable homes per annum over the next 5 years.

How will we achieve this?

Affordable Home Ownership

The Council is working proactively with developers and housing associations to identify opportunities to promote housing growth, including affordable housing through market led housing development via Section 106 agreements.

Affordable home ownership is a priority for the Government and most national policy developments, including the 2016 Housing and Planning Act, have focused on maximising home ownership, and in

particular encouraging first time buyers into home ownership.

The Government's Help to Buy Scheme, which offers an equity loan of up to 20%, mainly to first time buyers, has proven a popular route into affordable home ownership. Leeds has had the second highest take up nationally, and this has provided assistance to over 1200 households since 2013

Through the 2016 Housing and Planning Act local authorities are under a duty to promote the supply of Starter Homes providing a discount for first time buyers under 40 through the planning system.

Self Build

A register for potential self-builders has been established and the Council continues to develop it's approach to support people build their own homes. The Council is in the process of preparing a number of plots to sell on the open market specifically for self-build. Leeds West Indian Charitable Trust have been commissioned to further capacity build the sector through a variety of training and information sessions. Alongside this, groups interested in co-housing are being provided with support tailored to assist with their specific needs.

New Council Housing

The Council has embarked on its largest programme of council housing development for several decades. The 2015/18 programme of £125m will deliver 1000 new Council Homes through a number of means:

Little London and Beeston Hill

Regeneration Scheme PFI (Private Finance Initiative) - to deliver 388 new Council Homes.



New Build programme – via new build and off plan property purchases from developers.

Specialist Housing Development – to deliver Extra Care housing schemes, to be managed by the Council.

Buying 100 Empty Private Properties – including former Right to Buys, to let as Council Housing.

Affordable Housing for Rent

The Council has a long standing and effective relationship with Registered Providers (mainly housing associations) and third sector housing providers to deliver affordable housing:

- The Homes and Communities Agency Affordable Housing programme 2015-21 of £81m to deliver over 640 new homes for rent. Following the 2016 Housing and Planning Act, the Affordable Housing Programme will focus on developing more shared ownership homes in Leeds.
- The Council's Right to Buy Replacement Programme will potentially support the delivery of 400 new homes with £14.7m investment.

Private Rented Sector

Minimising the number of empty homes is key to ensuring the availability of affordable housing. In March 2016 there were 3800 empty homes in Leeds and most of these were in the private sector. Tackling empty homes in the private rented sector is a priority and the

Council has set a target to reduce the

number of empty properties by 400 a year up to 2017 through use of a number of initiatives.

Compulsory Purchase Orders – working proactively with owners and taking enforcement action where necessary to bring homes back into use or to buy the property.

Leeds Empties – the creation of a social enterprise, working with the Council to provide advice to empty home owners via the Empty Homes Doctor service.

Leeds Neighbourhood Approach – targeted multi-agency approach in areas with high numbers of empty properties.

Third Sector Partnerships – with agencies such as LATCH and Canopy to purchase empty properties and renovate through community volunteering programmes.

Empty Homes Loan – offered to owners to help to renovate properties and return them to occupation.

Council Tax – homes unoccupied for over 2 years are now charged 150% Council Tax.

The Leeds Standard

The Leeds Standard is a new quality specification being used for the new build Council Housing Programme and to influence wider housing growth.

It includes 3 main strands:

- **Urban Design** – use of planning policy to ensure good quality layout and materials.
- **Space Standards** – including flexibility of design to meet changing needs of households.
- **Sustainable Construction** – including measures to improve energy efficiency, thermal comfort and minimise running costs, address fuel poverty and contribute to broader sustainability.

01 EXAMPLES

Affordable Housing Growth

Empty Homes Programme

Third sector partnerships are important in helping to reduce the number of empty homes in the city. Canopy, LATCH and GIPSIL are community based organisations that have been working in partnership with the Council and Leeds Empties for many years to bring long term empty properties back into use.

Through long term leases, property purchases and funding support, the organisations work with long term unemployed people to undertake renovation works to homes, and in doing so it is hoped that this experience and new skills learnt will improve employment prospects. The properties are refurbished as high standard homes charged at affordable rents.

Once completed, the renovated homes are let to clients working with the organisations, many of whom have previously been homeless.

Funding support of £900,000 has recently been provided through the Right to Buy Replacement Funding to refurbish 22 empty properties.

Cardigan Green



The Cardigan Green site is one example of many where the Council has worked in partnership with developers to drive forward housing growth, and in particular increase the provision of affordable housing.

The former Lord Cardigan Public House was a derelict site that had a history of anti-social behaviour and environmental problems.

The Council worked with the private developer, who purchased the site, to come up with a housing scheme which would meet local housing need and where the Council could acquire units on completion of construction to let as Council housing.

The scheme consists of 8 two bed town houses, with the development incorporating elements of the Leeds Standard, built to good space standards and high levels of energy efficiency.

TARGETS

1000 new Council Homes by 2020 of which **100** empty homes acquired and let as Council Housing by 2018

640 new affordable homes for rent through HCA Programme by 2021

New mixed tenure affordable homes delivered through Section 106 agreements

Net reduction of **400** empty properties per annum up to 2017

3,200 empty properties returned back into occupation each year



Improving Housing Quality



Poor housing conditions impact on the health and well being of residents and so it is a priority for Leeds to increase the quality and energy efficiency of existing homes across all housing sectors.

Social Housing

The Council is committed to maximising investment in maintaining and improving the quality of Council homes and neighbourhoods. The Council has plans in place to deliver £80m investment each year 2015-24, which will not only drive continuous improvements in Council housing quality, but also support the Council's priority to drive sustainable economic growth employment opportunities in the construction sector. However due to impacts of recent Government policy, eg 1% rent reduction and Housing and Planning Act, the size of the investment programme may be subject to change.

Through intelligence led asset management, the Council will use its

understanding of housing stock performance to deliver investment where it is needed most. Key priorities for investment are as follows:

- Maintaining homes to the Leeds Homes Standard;
- Providing energy efficient homes which are affordable to heat;



- Meeting investment needs of our most challenging property types; eg sheltered, multi storey flats;
- Completing work to improve health outcomes;
- Reshaping housing stock to ensure its future suitability, viability and sustainability.

Private Rented Sector

Poor housing conditions continue to be an issue within the private rented sector and so improving the quality of the private rented sector remains a priority for the Council. A twin approach is being adopted to achieve this - through promotion of greater self regulation

in the sector, to enable resources to be targeted at the worst performing landlords and poorest quality housing. This is being delivered through a number of initiatives:



Private Rented Sector Regulation – taking enforcement action against landlords where hazards are found in homes.

Leeds Rental Standard – the Council is currently working with key partners to develop an enhanced minimum standard of housing.

Leeds Neighbourhood Approach - which allows targeted resources and partnership working to address particular issues in small geographical areas.

Rogue Landlord Unit - the Council is currently working with key partners to develop a unit which will target action against landlords who fail to meet minimum standards using measures being introduced through the Housing and Planning Act.

Group Repair Schemes – to undertake property improvements and support regeneration investment in mixed tenure neighbourhoods using mixed funding streams, eg investment in improving energy efficiency of pre-1919 terraced properties in Cross Green, supported by Green Deal.

02 EXAMPLES

Improving Housing Quality

District Heating Framework Linked to Recycling and Energy Recovery Facility (RERF)

The RERF in Leeds, which opened in 2015 will generate enough electricity to power over 22,000 homes in Leeds and so offers an innovative opportunity to improve the thermal efficiency of homes and provide affordable warmth. A district heating network is being developed which will be capable of heating the equivalent of 10,000 homes and reducing fuel bills by up to £250 per year per household connected. The first phase of the project will develop a spine network which will provide heat to around 2,000 flats in the Richmond Hill area of Leeds, an area with outdated electric heating systems and high levels of fuel poverty.



Leeds Neighbourhood Approach (LNA)

The LNA targets small geographical areas where there are significant issues with poor quality private rented housing and long term empty properties. The model is rooted in direct engagement with landlords and tenants to improve property standards and bring empty homes back into use, and is very much a multi-agency partnership approach delivering whole area improvements. The LNA is currently working on the Receptions streets in Holbeck. In the first year, 181 properties have been inspected, 239 hazards have been removed and 50 empty homes have been brought back into use. 195 referrals for help to tenants (including financial inclusion / training / employment / energy efficiency) have been made and it is estimated that the initiative has attracted over £540,000 in property owner investment.



The Leeds Rental Standard

The Leeds Rental Standard has an important role in driving improvements in the quality of the private rented sector. It is an accreditation scheme which will be promoted widely throughout the sector to encourage tenants to make informed choices, and so drive improvements in quality across the sector. The scheme will be self-regulating as member landlords will co-ordinate compliance inspections and refer cases to the local Authority where enforcement action is required.

TARGETS

96% of Council Homes meet the Decent Homes Standard

£80m investment programme per annum in Council Housing to 2024



Promoting Independent Living



Access to suitable housing and effective housing interventions are vital in promoting health and wellbeing of all residents, and so it is a priority for Leeds to ensure that residents are able to live independently in homes where they feel safe and supported.

Homelessness

There are 4 key themes of the Council's Homelessness Strategy:

Ensure that no person needs to sleep rough in Leeds – continue to take a proactive approach to finding rough sleepers and offering emergency accommodation pending the identification of longer-term housing and support options. Leeds is the only major city to experience a reduction in rough sleeping between 2014 and 2015 (13 people found) and a target has been set to reduce the number to no more than 5 by 2018.

Maximising Homeless Prevention – homeless prevention is about helping

people to stay in their existing homes or make planned moves to alternative accommodation. The Council has a number of prevention initiatives including paying bonds to access private rented housing or helping young people reconcile with parents through mediation. The Council prevents homelessness in 80% of cases.

Minimising Temporary Accommodation – temporary accommodation placements are at the lowest level since at least the 1980s and this has been achieved through homeless prevention and effective move on work. There were 73 households in temporary accommodation at the end of March 2016 and the target is to reduce this to no more than 50 by 2018.

Continue to build effective partnerships – the Council works with a number of partners to tackle homelessness and wants to achieve wider linked priorities such as keeping vulnerable adults and children out of residential care and ensuring no person has to stay in hospital because of inadequate housing.

Housing Related Support

The Housing Related Support (HRS) Programme provides emergency and supported temporary accommodation and visiting support to vulnerable young people, adults and families,

including those who are homeless, to support them to achieve and move towards independent living. Leeds is currently re-commissioning a single visiting support and single supported accommodation service for adults and families to achieve the following service improvements:

- Streamlined and clear pathways for referrals and service users;
- Services that are flexible and responsive to changes in needs;
- Timely support to prevent needs becoming more complex;
- Accommodation that is fit for purpose and delivers a wider range of outcomes linked to employment, financial inclusion and improved health and wellbeing.

Adaptations

Adaptations to housing play an important role in helping disabled people to live independently and prevent admission to hospital or residential care. Adaptations can be to a person's existing home or we can help people to move to alternative housing that is, or can be adapted. Adaptations can be made to any form of housing tenure.

03 EXAMPLES

Promoting Independent Living

Flagship

Flagship is a Housing Related Support consortium of local third sector organisations – GIPSIL, Leeds Housing Concern and Foundation – which provides floating support and trainer flats, citywide, to young people and care leavers to help them prepare for independent living, and help the Council to fulfil its legal duties to 'children in need' and homeless young people.

Flagship works in partnership with Children's Services, Housing Leeds and Public Health to proactively review the housing options of young people via a fortnightly Young People's Housing Operations Group.

Accessible Housing Register

The Council has recognised that it can often be difficult for disabled people to identify adapted/or adaptable council properties suitable for them to live in that they can bid for through the choice based lettings system. The re-housing process is often slowed down when disabled people top a bidding list but the property is then assessed not to be accessible. The Council also needs to ensure its making best use of its existing adapted housing stock and not adapting homes when it does not need to. Currently the matching of adapted properties to the specific needs of disabled people is done through the knowledge/awareness of housing officers. The Accessible Housing Register is an IT based system incorporating records of all adapted council housing and the medical re-housing needs of disabled applicants. The system will make it much easier for disabled applicants and housing officers to match properties to people's needs. This will speed up the re-housing process and ensure the Council is better using its adapted housing stock.

TARGETS

Reduce numbers living in emergency temporary accommodation by **50** by 2018

Minimum of **90%** of major adaptations completed in target timescales

100% of 16 to 17 year olds and care leavers under 21 living in Council Housing to have a support plan in place

No families in bed and breakfast

People who are in need of support are assisted to maintain, achieve and progress towards independent living

4000 homeless preventions per year



Creating Sustainable Communities



Communities have a critical role in supporting the delivery of successful housing, and so it is a priority for Leeds to support communities to live harmoniously.

Anti-social Behaviour

Leeds is committed to reducing anti-social behaviour in the city, and through the Leeds Anti-social Behaviour Team (LASBT) endeavours to tackle ASB at the earliest opportunity through a tiered approach of prevention, enforcement and engagement and support. It currently responds to in excess of 5,000 ASB enquiries and 8,000 out of hours calls about noise nuisance each year, working with its key partners to provide a joined up response. Leeds takes a targeted, multi-agency approach to addressing particular neighbourhood ASB issues, recognising that complex needs of residents in some areas need a collaborative approach. Housing Leeds and LASBT has a dedicated proactive ASB response team of ASB, Housing and Police Officers to target resources, ensure a consistent approach and helping to gain the trust of local communities.

Community Cohesion

Leeds is committed to supporting community cohesion; this is a key part

of the 'Strong Communities Benefiting from a Strong City' breakthrough project. Key principles to the approach are:

Developing integrated bottom up approach to responding to local issues;

Build community capacity and stimulate innovation;

Promote community ownership of solutions to community issues.

Council Housing

The Council works closely with council tenants to build community resilience. Through 11 local Housing Advisory Panels, the Council works with tenants to proactively manage local issues and prioritise funding for community based and environmental projects. The panels support important community investment such as employment / training programmes, youth activities and parenting programmes. The Council also supports local Tenants and Residents Associations to represent the views of local people on very local issues.

Gypsies and Travellers

The Council works closely with gypsy and travellers communities at 2 sites in Leeds, offering 41 units of accommodation. Through Leeds Core Strategy Leeds has committed to providing 62 pitches by 2028, of which 25 will be publicly managed. A Site

Allocations Plan is currently being developed to identify suitable sites.



Domestic Violence and Abuse

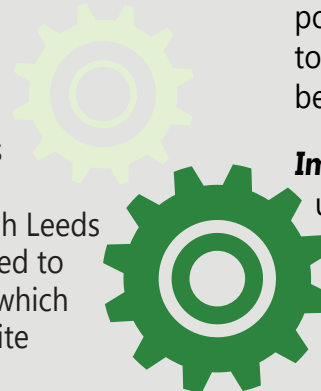
Tackling domestic violence and abuse is a priority for the council. We are looking at new ways to reduce the effects of domestic violence and abuse on families in Leeds. There are four key themes to this approach:

Changing attitudes - working closely with schools, Housing Leeds, the police and other agencies to raise awareness of the effects of domestic abuse and where people can go for help, through publicity campaigns such as the '#get comfortable talking about it' campaign.

Supporting victims (adults, children and families) - changing the way we work to respond more quickly to cases of domestic violence and abuse, through daily multi-agency meetings with the police, Housing Leeds and other key agencies, and developing a smartphone application and website.

Challenging behaviour - working with the police and probation service to run courses to help abusive men learn different ways of behaving in a relationship.

Improving Services - consult with service users to learn lessons and improve responses, and using this information to train staff so that they better understand and respond to domestic violence and abuse.



04 EXAMPLES

Creating Sustainable Communities

Change to Front Door Safeguarding Hub (FDSH)

The FDSH was established to improve the safety and support of victims of domestic violence and abuse. Central to the work of the FDSH is a daily domestic violence meeting that brings together partners from a range of organisations including the Police, key Council Services, Health, Probation, and third sector organisations to provide a structured response to high risk cases through a partnership approach. Key features of the model include improved information sharing, tasking and accountability.

The approach provides a faster, more co-ordinated and consistent approach to the management of domestic violence cases.



Leeds Parenting Programme

The Leeds Parent Champion Scheme was set up jointly between Housing Leeds, Together Women Project and other local agencies to run a number of parenting programmes across the city.

The project brings together parents in a local area to support them with improving their parenting skills, developing confidence and establishing links into local communities. The project has been extremely successful, winning the Family and Childcare Trust's National Parenting Programme Award.



TARGETS

Finalise Site Allocation Plan for Gypsy and Travellers

Deliver **8 units** of Gypsy and Travellers accommodation at Kradacre Street by September 2017

Tenant Satisfaction with neighbourhood as place to live **78%** by 2021



Improving Health through Housing



How and where we live can have a significant effect on our health. People living in deprived neighbourhoods are more likely to experience multiple disadvantages, die earlier and have more years of long term ill health. Through the Leeds Health and Wellbeing Strategy 2016-21 Leeds has a vision to be a healthy and caring city for all ages, where people who are the poorest improve their health the fastest.

Health Inequalities

It is a priority for Leeds to reduce the number of most deprived neighbourhoods, to reduce the number of people living in poverty and to reduce the number of people who die prematurely. Key to the delivery of the Health and Wellbeing Strategy is a focus on providing services that are person centred and within community settings which build on individual and community strengths, promote self-care and prevention and maximise use of third sector organisations.

Financial Inclusion

Poverty, and in particular fuel poverty are known to have a significant impact on physical and mental health. Through the Affordable Warmth Strategy, Leeds has 3 main priorities for reducing fuel poverty:

Targeting fuel poor households with assistance through specific projects, eg extension of gas mains to off-gas households, Warm Homes Service, Green Doctor Service;

Maximising income of households in fuel poverty - a number of partners provide fuel bill and income advice;

Reducing household fuel bills through supporting residents to seek cheaper energy tariffs and establishing the Leeds Domestic Energy Services Company (LESCo).

Leeds has strong partnerships with third sector organisations to provide services to promote financial inclusion, including with Leeds City Credit Union to provide affordable banking, links with Co-op Electrical for affordable household goods, and campaigns and activity to reduce illegal lending. It also has a number of initiatives in place to support tenants affected by welfare reform.

Mental Health

Housing providers have a key role in supporting the delivery of the Leeds Mental

Health Framework, which co-ordinates the city's approach to improving support to people with mental health problems. This includes:

- Building resilience and self-management through preventative support for residents;
- Close partnership working with care and support providers to achieve person centred approach;
- Promoting information about the importance of mental health to residents and challenging discrimination.

Drugs and Alcohol

A key outcome of the Drug and Alcohol Strategy and Action Plan (2016-18) is to ensure that more people recover from their drug and alcohol misuse and the harms they can cause. A key priority of the strategy is to improve housing outcomes for people in recovery (safe, suitable, and supported). This will be achieved by adhering to the following 3 key actions:

- Identify key housing issues which are a barrier to successful treatment and recovery.
- Ensure that people who are discharged from residential rehabilitation have suitable accommodation to support their recovery.
- Ensure appropriate housing for people released from prison and leaving residential rehabilitation to support recovery.



05 EXAMPLES

Improving Health through Housing

Green Doctor

Groundwork Leeds provides a Green Doctor service to residents of Leeds, which includes the following:

- Support and information on switching suppliers, how to deal with energy debt, grants for insulation and heating and how to manage heating;
- Installation of simple energy efficiency measures, eg light bulbs, tank lagging.



Rise High Project

Housing Leeds has recently begun to pilot an intensive management and support model for a cluster of multi-storey flat blocks in the Armley area of Leeds where there are significant issues with ASB linked to drug use, poor health and worklessness. Through the multi-agency project, enhanced security has been put in place along with a zero-tolerance approach to ASB and additional support from a Wellbeing Co-ordinator, who is funded by the West Leeds Clinical Commissioning Group (CCG). The Co-ordinator has worked closely with residents to help them access a range of services including primary care services, social engagement activities, education and employment, and debt and welfare advice.

TARGETS

Increase the number of people accessing prevention, early intervention, harm reduction, treatment and recovery support.

Identify key housing issues which are a barrier to successful treatment and recovery.

Ensure that people who are discharged from residential rehabilitation have suitable accommodation to support their recovery.

Ensure appropriate housing for people released from prison and leaving residential rehabilitation to support recovery.



06 Meeting Housing Needs of Older Residents



Leeds has an ageing population; by 2021 the population aged 50 and over will increase by over 250,000. We therefore need to ensure that we have a strategy in place to offer older people the help, support and housing options they need to live independently in their place of choice. Leeds has an ambition to be: 'The Best City in the UK to Grow Old in.' This ambition is being delivered through one of the council's eight breakthrough projects. Within this an Older People's Housing Strategy is being developed. There are 3 main priorities for meeting the housing needs of older people.

Supporting Independence and promoting social inclusion

Older people have told us they would like support to live independently and well in their own home. It is therefore essential that flexible support options are available within the community to enable this to happen.



Within Leeds a range of key services are available to support this priority:

Minor adaptations to homes in all housing sectors to ensure that residents can maintain independence and remain living in their place of choice;

Hospital Discharge Service to support residents to return home or to a new home that meets their needs;

Healthy ageing programmes offering training and guidance for staff working with communities on issues such as falls prevention, nutrition and hydration and winter wellbeing;

Promoting Social Inclusion by encouraging residents to remain active and link in with community activities, eg activities such as lunch clubs, chair based exercise in sheltered housing schemes and the Neighbourhood Networks.

Improving Housing Quality

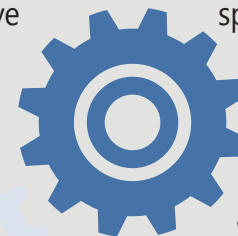
Older people are more likely to live in poor quality housing with inadequate heating. A number of initiatives are in place to improve the housing conditions of older people through partnerships with third sector organisations:

Improving warmth – support to carry out heating improvements, install simple energy efficiency measures and provide advice and support on getting best value for money on energy bills, eg Warm Home Service;

Home Repairs – supporting residents to arrange essential repairs to their home, eg Minor Adaptations and Repairs Service; **Improvements to the Council's Sheltered Housing** – to eliminate bedsit and shared bathing, to modernise homes and enhance accessibility.

Housing Growth – Specialist Provision

It is estimated that the most significant population increase over the next 10 years will be of very old residents who need care and support, therefore there will be an increase in demand for specialist housing options, especially extra care housing. Leeds has produced an Older People's Housing Prospectus which is intended to stimulate growth and promote collaborative working with a wide range of partners to deliver new specialist housing options for older people across all housing sectors. There are currently 682 units of extra care housing in Leeds and an estimated shortfall of 600 units. Whilst most of these homes will be delivered in the private sector, the Council is currently developing two extra care schemes in Leeds which will offer a mixture of units for affordable rent and shared ownership, with care staff available on site at all times.



06 EXAMPLES

Meeting Housing Needs of Older Residents

Garforth Neighbourhood Elders Team (NET)



Garforth NET is one of a number of Neighbourhood Networks in Leeds that provides community led support and activities for older residents. They hold regular coffee mornings and lunch clubs across the neighbourhood, and are well connected into sheltered housing schemes to support new residents in settling into the community. They also hold dementia friendly clubs which enable people with dementia and their carers to come together to share experiences and get advice from health care professionals.

Wharfedale View

The first Council owned Extra Care scheme is currently under development in Yeadon.

The site was the location of Howarth Court, a former sheltered housing scheme, which had a high level of turnover and bedsit accommodation which didn't meet the needs of new and existing tenants.

The creation of new Extra Care housing is providing much needed specialist accommodation in an area where there is a significantly higher proportion of older people than the City average.

The 45 unit development has a mix of rented and Shared Ownership apartments and has been supported with a grant of £1.575m from the Department of Health, as well as funding from the Housing Revenue Account and Right to Buy Replacement Programme.



TARGETS

Deliver **2** Council owned extra care schemes by 2019

Reduce social isolation faced by older residents

Reduce the number of people whose hospital discharge is delayed due to housing



Achieving our Targets – how will we deliver the Housing Strategy?

Working with Partners

The Housing Strategy cannot be delivered by the Council alone. There are key partnerships that are critical to the delivery of the Housing Strategy, and these partners will have an important role through the Housing Forum in supporting the delivery of the Housing Strategy.

Registered Housing Providers – to build and manage affordable housing, and create sustainable communities.

Landowners and House Builders – to maximise the number of high quality affordable housing units being developed.

Private Sector Landlords – to ensure that high quality housing is provided via the private rented sector.

Third Sector Organisations – to ensure that Leeds residents are supported to live independently in suitable housing.

Police – to ensure that sustainable communities are achieved through tackling crime and anti-social behaviour.

Health – to ensure that the health of residents is improved through suitable housing options.

Housing Strategy Action Plan

We will produce a Housing Strategy Action Plan through which we will monitor progress in delivering targets of each of the 6 streams within the Housing Strategy.

A number of forums will co-ordinate the monitoring of the Housing Strategy Action Plan and contribute to regular refreshes of the Housing Strategy:

Housing Forum

Co-ordinating activity to deliver an increase in affordable housing across all sectors.

Private Rented Sector Forum –

Co-ordinating activity with private sector landlords to deliver improvements in the quality of homes in the private rented sector.

Leeds Homelessness Forum –

Co-ordinating activity with statutory and third sector organisations to improve the quality of support provided to residents in order to promote independence.

Leeds Housing Advisory Board –

Co-ordinating activity to improve the quality of Council homes and neighbourhoods, and to ensure that tenants are supported to be healthy in their homes.

Providing feedback

A copy of the Housing Strategy and regular updates to the Housing Strategy Action Plan will be available on the Council's website.

