

**Housing Advisory
Board – 20 June 2017**
Council House Growth
Programme Update

Introduction

- ~ 1,000 new council homes
- 3 main strands to the council house growth programme:
 - § New build
 - § Long term empty homes
 - § Acquisitions
- Leeds Standard – spacious, energy efficient

Finances

- £108m funding available
- Funding streams include:
 - HRA
 - Homes and Communities Agency (HCA) and Department of Health (for extra care) funding
 - Right to Buy receipts
 - Commuted Sums

New council Housing – Delivery

Type	Units delivered
New Build inc PFI	522
Empties	98
TOTAL	620

On site / in design	Units
New Build	216
Empties	28
TOTAL	244

Priorities moving forward

- q Extra Care
- q Specialist Housing
- q General Needs Housing

New Build - Completed

- Railway Close
 - § 12 month inspections
 - § Positive feedback
- The Plantation
 - § 12 month inspections June
 - § Satisfaction Survey
- PFI
 - § Little London, Beeston Hill & Holbeck
 - § 388 units delivered



Railway Close, Richmond Hill



The Plantation, Swarcliffe

Wharfedale View – Completed

- Official opening - February 2017
- Local Employment
- Community activities
- All 10 Shared Ownership apartments sold
- 'Team of the Year' Award
- Shortlisted for Residential Scheme of the Year



Front Ariel View



Communal space

New Build – Kier on site

- Garnets (Beeston)
 - 25 houses
 - Complete early 2018
- Broadleas (Bramley)
 - 24 houses
 - Complete Autumn 2017
- Created 7 new employment opportunities across both schemes + 3 new apprentices
- Tenant Involvement - kitchen & bathrooms



Indicative visual - Garnet Site



Indicative visual – Broadleas site

New Build – Kier on site

- Whinmoor Pub Site
 - § 22 x 2 bed houses
 - § Planning Approval received March
 - § Contract awarded, site mobilising
 - § Street name – ‘Red Kite Row’
 - § To complete Summer 2018



Indicative street scene for Whinmoor



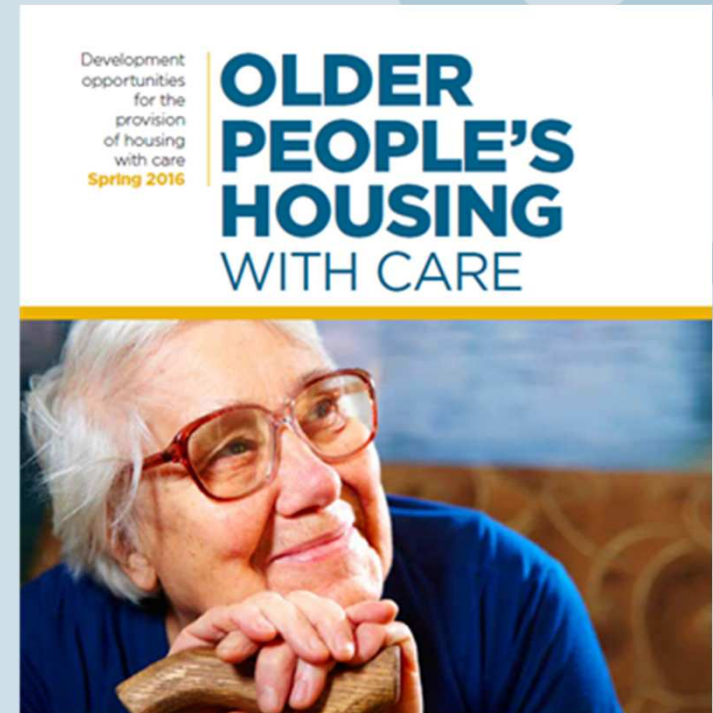
Former Whinmoor Pub

New Build – Forthcoming sites

- Beeches, Gipton & Nevilles, Osmondthorpe
 - § Beeches - 27 houses, including bungalows
 - § Nevilles - 30 units, including some bespoke
 - § To be procured together
 - § To go out to tender in the Summer
- Meynell Approach, Holbeck
 - § ~28 units
 - § Pilot scheme for Modern Methods of Construction
 - § Start on Site Spring 2018

Extra Care

- £30m for 150-200 units extra care units
- Catalyst to investment in extra care across the city
- Mixed tenure
- Executive Board report summer 2017



Acquisition – Lord Cardigan, Bramley

- Completed - December '16
- 8 x 2 bedroom houses
- All properties let



Councillors and RDF meeting the new tenants in January



Houses at Cardigan Green, Bramley

Long Term Empties

- 98 long empty properties acquired since 2014
- 28 to acquire this financial year
- All units refurbished; let as council housing
- Average spend per acquisition is £93K / unit

Any questions?

