

Housing Growth

Report published October 2011

Last update October 2012

	Recommendation	Stage	Complete
5	<p>That the Director of City Development considers whether, through the SHLAA partnership or other mechanism, developers can be encouraged through incentives to deliver on sites where planning approvals have been granted and there are no technical reasons for these not to be progressed.</p>		
	<p><u>January 2014 update</u></p> <p>City Development continue to work with developers and land owners to improve the prospects of delivery through the timing on implementation of permissions, flexibility in the timing or amount of Section 106 agreements, considering viability cases and working to see if viable and deliverable schemes can be progressed. Recent examples include Taylor Wimpey city centre site at Globe Road/ Whitehall Road considered positively through Plans Panel; planning permission at Wharfedale Hospital site in Otley (reduced Section 106 ask supported by viability case to enable refurbishment and redevelopment of important heritage site which has been unused for some years); negotiations with Jones Homes over Section 106 at Fountain Street, Morley to bring forward an acceptable scheme on a brownfield site in the Conservation Area; and working with CLG on stalled site at Woodside Quarry by the appointment of a mediator to work with both parties to see if a viable and deliverable solution can be brokered.</p> <p><i><u>Formal Response from Executive Board November 2011</u></i> Agreed</p> <p><i><u>Position March 2012</u></i> The Council has introduced an interim affordable housing policy, reflecting scheme viability in the current housing market. The policy is time limited as an incentive to early delivery. Consistent with national guidance the Council is willing to reconsider S106 obligations more generally where viability can be demonstrated to be holding back development.</p> <p><i><u>Position October 2012</u></i></p> <p>City Development will continue to work with developers on individual housing sites to resolve detailed planning issues to help bring them forward for development.</p> <p>The Scrutiny Board decided to continue monitoring the recommendation and asked the Principal Scrutiny Adviser to write to the Director of City Development seeking information on the take up of government incentives to progress brownfield sites in the city for redevelopment.</p>	2 (achieved)	

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7	<p>That the Leeds City Region Partnership be asked to consider through their work on a City Region Strategy Statement, that where a local authority makes either an over or under provision of new homes above or below locally evidenced targets, that both these circumstances are taken into account in arriving at the overall scale of provision of new homes in the city region. These arrangements for the provision of new homes is to be agreed through the Leaders Board of the Partnership and incorporated into each authority's Core Strategy in the city region.</p>		
	<p><u>January 2014 update</u> Consideration on the issues relating to housing provision across the city region are currently being explored as part of the wider Duty to Cooperate city region workstream. Defining a suitable and consistent methodology for the assessment of housing need has been the initial focus of work, which will be considered further in the New Year, with the aim of providing a strategic approach to determining housing provision that takes into account both strategic and local circumstances and needs.</p> <p><i><u>Formal Response from Executive Board November 2011</u></i> Agreed</p> <p><i><u>Position March 2012</u></i> Report to the Leaders Board (2nd Feb) on future arrangements for Spatial Planning in the City Region. This includes exploration of how directive the Partnership wishes to be in regard of strategic planning. The outcome of these deliberations will inform how we progress any further work on how we can 'pool' our collective housing provision.</p> <p><i><u>Position October 2012</u></i> At their meeting on 2nd Feb the Leaders Board resolved that authorities should do further work on how they will exercise the duty to cooperate prior to any further consideration of a city region approach. Since then a significant amount of work has been carried out by individual authorities and through collective technical work which has focussed on the immediate requirements of the duty in respect of those plans that are about to be taken to the Examination in Public stage. This has greatly helped in delivering efficiencies through carrying out work collectively once rather than individually a number of times and in clarifying the requirements of the duty. To date this work has not required the leaders board to make decisions as it has focussed on the technical and legal requirements of the duty and developing common approaches to documenting the requirements of the duty.</p> <p><i>To date, no further action has been taken on the pooling of housing provision and each authority is dealing with its own needs. However the Leaders Board received a report on 11th Oct which provided an update on the state of the housing market in the city region and levels of development, and the ongoing activity and issues to be considered in supporting housing growth and delivery. The report addresses changes to the housing market, incentives to increase delivery and further work to increase delivery. Leaders were concerned about the level of housing delivery over recent years and asked that activity be undertaken to develop proposals to help stimulate the market. However the focus for the Leeds City Region needs to be on delivery not necessarily policy and numbers.</i></p>	<p>4 Not achieved (Progress made acceptable. Continue monitoring.)</p>	

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10	<p>That the Executive Board</p> <ul style="list-style-type: none"> • Support the view that growth and infrastructure provision in the city must go hand in hand with the development of a new business model which incorporates the new Community Infrastructure levy (CIL) and new procedures for determining and developing strategic projects in the city region and support for significant local schemes in Leeds. • Agree that 80% of the income to be raised through the CIL be ring fenced for the benefit of local communities with the balance being directed into a general fund to support city and city regional projects. 		
	<p><u>January 2014 update</u></p> <p>The Leeds Community Infrastructure Levy Charging Schedule has now progressed to Draft stage with public consultation on the Draft from 29th October to the 10th December 2013. This relates to the rates to be charged rather than the spending mechanisms, although it does link via the associated Draft Regulation 123 List to the overall projects and types of infrastructure which the Council's proportion of the CIL may be spent on (and therefore which S.106 Agreements cannot be required towards).</p> <p>In prioritising the spending of the CIL, the Council will need to balance neighbourhood funding with funding of strategic infrastructure. There will need to be close working with communities through neighbourhood planning, the Site Allocations Plan, and other mechanisms to help determine local infrastructure priorities. The Regulations specify that there is a duty to directly pass over a 'meaningful proportion' of the funds raised through the levy to a parish or town council for the area where the development that gave rise to the payment takes place. Where there is no town or parish council the City Council has to spend it in the local area in consultation with the community. The Government has set that the meaningful proportion for neighbourhoods that have an adopted neighbourhood plan is 25% of the CIL revenue from that area. Areas without a neighbourhood plan will receive 15% of the revenue, and this will be capped at £100 per existing dwelling in that area. The meaningful proportion can be spent on "the provision, improvement, replacement, operation or maintenance of infrastructure, or, anything else that is concerned with addressing the demands that development places on an area".</p> <p>There have been no decisions on the process to allocate or prioritise spending of the CIL and this is a workstream which will commence in the new year. However, it is worth noting that in the City Centre and Inner Area a CIL of only £5 per sqm is proposed for residential development due to viability issues. This increases up to £90 per sqm in the North zone. It is therefore clear that there will be disparity in CIL receipts across the district even if the same amount of development occurred in each zone.</p>	<p>2 (achieved) for 1st bullet point.</p> <p>1 (Stop monitoring) For 2nd bullet point.</p>	

Sustainable Economy and Culture Board on the 17th September 2013 considered the Executive Board report (9th October) which outlined the Draft Charging Schedule. The notes of the Scrutiny meeting included that: "We noted that decisions on spending priorities and local apportionment of the CIL is a separate workstream, for consideration at a later date. We recommend that the Executive Board requires that the Scrutiny Board is notified of the timetable and given the opportunity to be involved in this work at the appropriate time."

NB In tracking the recommendations from a later inquiry into Affordable Housing by Private Developers, the Scrutiny Board resolved in November 2013 not to continue monitoring the second part of this recommendation (which was repeated in this later inquiry report).

Formal Response from Executive Board November 2011

Not agreed and that a further report be submitted to the Executive Board in December 2011 in respect of issues arising from recommendation 10.

Executive Board on 14th December considered a report giving background information relating to the implementation of the Community Infrastructure Levy.

The Executive Board agreed that a Community Infrastructure Levy Charging Schedule be developed as a matter of priority, and that the necessary funding, as set out within paragraph 4.4.2 of the submitted report, be approved. It also asked for further work to be undertaken in relation to all the concerns raised during the discussion, with a further report on such matters being submitted to the Board in due course.

Position March 2012

The position is as set out above

Position October 2012

No further comments provided

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	Recommendation	Stage	Complete
11	<p>That the Director of City Development establish a working group comprising appropriate members, officers, developers, representatives of neighbourhoods, HCA and Town and Parish Councils to promote better understanding of each other's issues and concerns regarding housing provision in the city.</p>		
	<p><u>January 2014 update</u> Significant progress has been made in meeting this recommendation through a variety of measures: The Executive Board Member for Neighbourhoods, Planning and Support Services has facilitated several meetings throughout the year between the council, HCA and volume house builders dealing with housing delivery.</p> <p>A design workshop was delivered in October 2013 and was attended by members, officers, volume house builders and their design teams. The purpose of the session was for the council to be more proactive with key house builders and help pave the way for better, quality designs which reflect the character and identity of communities. As part of the session delegates supported a set of ten principles which would steer future design processes and negotiations. Community involvement and partnership working are amongst the principals. It is anticipated that this workshop is the first in a series of collaborative sessions.</p> <p>The Parish and Town Council Charter has been reviewed in 2013 which further clarifies the role of PTC in the neighbourhood planning agenda and role in neighbourhood planning. A neighbourhood planning forum is being developed to take this work stream forward.</p> <p>A protocol has been agreed for developers setting out the Council's expectations of early engagement with ward members and local communities at the pre-application stage. The good practice guide was developed in conjunction with the development industry and community organisation representatives.</p> <p>Leeds Planning and Developers Forum, a service user forum comprising representatives from the development industry, community organisations, Town and Parish Councils and officers continues to meet on a quarterly basis. The meeting in July saw the Executive Board Member for Neighbourhoods, Planning and Support Services and the Plans Panel Chairs address the forum and take questions, highlighting the challenges facing the City in meeting its housing target and measures taken to promote housing growth. Further work is ongoing to see how the Forum can get wider representation from community organisations and Town and Parish Councils and a themed meeting on housing growth will be held in 2014, where the volume house builders who attended the design workshop will be invited.</p> <p>Consultative Forums for the largest and most strategic residential schemes have been established for Kirkstall Forge, East Leeds Extension and Thorp Arch. The Forums deal with the more specific issues on the ground and comprise of elected members, town and parish council representatives, residents, officers and the developers. This arrangement promotes a collaborative partnership approach in order to try to move large scale, significant projects forward and to reflect local priorities in developing proposals.</p>	2 (achieved)	

<p><u>Formal Response from Executive Board November 2011</u> Agreed</p> <p><u>Position March 2012</u> <i>There has been some discussion on engagement at the annual parish and town councils meeting leading to a review of the Charter. At a more local level early engagement has taken place between officers, parish council representatives, ward members and the developer regarding the major East Leeds Extension development. A consultation forum involving these groups and others is to be established. In addition there is already a major developers forum on which there is parish council representation.</i></p> <p><u>Position October 2012</u> <i>No further comments provided.</i></p> <p><i>The Scrutiny Board decided to continue monitoring the recommendation and asked the Principal Scrutiny Adviser to write to the Chief Planning Officer to identify why little or no progress has been made in establishing this working group.</i></p>		
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