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**Report of the Outer South Area Committee**

**Date: Monday 2nd July 2007**

**Subject: Affordable Housing Update**

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**Electoral Wards Affected:**

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council  
Function

Delegated Executive  
Function available  
for Call In

Delegated Executive  
Function not available for  
Call In Details set out in the  
report

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## Executive Summary

This report outlines the establishment of the Strategic Affordable Housing Partnership, the approach that has been taken in terms of bidding for social housing grant from the Housing Corporation and finally the impact of affordable housing policy on the Outer South area.

### 1.0 Purpose Of This Report

1.1 The purpose of the report is to inform the Outer South Area Committee of the progress made in relation to the Strategic Affordable Housing Partnership and the steps being taken to secure social housing grant from the Housing Corporation in order to develop additional affordable housing units across the City. The report also outlines the affordable housing planning policy and how this affects new developments in the Outer South area.

### 2.0 Background Information

#### 2.1 Establishment of the Strategic Affordable Housing Partnership

In March 2007 approval was received from Executive Board to establish a Strategic Affordable Housing Partnership. This Partnership will comprise of representatives from Development Dept and Environment and Neighbourhoods Dept as well as external reps from the Housing Corporation, English Partnerships, Government Office and Yorkshire Forward. The Partnership will be serviced by a delivery team.

- 2.3 The Partnership has approval to utilise 77 acres of land for the delivery of affordable housing. It is proposed to deliver 375 affordable units a year via this mechanism. The Partnership will be able to invest the necessary capital receipt from the disposal of this land, in order to achieve the outcome.
- 2.4 The Strategic Partnership will also use its influence to ensure that the maximum number possible of affordable housing units will be utilised through the planning systems via S106 agreements, and will also work towards ensuring long term almos voids are brought back into use. Close partnership working with ALMOS, Area Management and Planning will be necessary to ensure these aims are achieved.

### **3.0 The Housing Corporation Grant Funded Programme 2008/11**

- 3.1 The 2008-11 ADP programme has been launched by the Housing Corporation. This is a three year funding regime. The invitation to bid was sent to private sector providers, 3 star almos as well as Housing Associations from the Partnership.
- 3.2 In Leeds due to the establishment of the 'Strategic Partnership' early discussions and consultation has already taken place with the Housing Corporation.
- 3.3 All Leeds Partnering consortiums, HAs in Leeds who are part of a wider partnership and so can access grant from the HC, and private developers, have been approached and asked for proposals for the 2008-11 ADP bidding round.
- 3.4 To assist in this process the Strategic Partnership has identified 6 council owned sites which are considered to be high priority for redevelopment, the details of which have been sent to the above named organisations. The one site which falls within the Outer South area is the former Glensdale House in Morley. The brief which has gone out for that site requests a mixture of affordable family accommodation for rent and low cost home ownership.
- 3.5 The letters were issued on 8 May and proposals were requested by 15 June 07. Completed proposals forms will be returned indicating outline proposals for developments on this sites.
- 3.6 The Strategic Partnership will then evaluate the proposals. This process will include wider stakeholders and will also involve discussion with the Housing Corporation. It is envisaged that no more than two organisations will then be asked to submit bids to the Housing Corporation. The Corporation's bidding round will commence in September 07 with a closing date of November 07. The bids will then be assessed and evaluated and the details of successful bids announced early 2008.

### **4.0 Affordable Housing in the Outer South**

- 4.1 All the areas within the Outer South are classed as Outer Suburbs in relation to affordable housing planning policy. This is because a Housing Market Assessment was carried out which divided Leeds into different housing market zones, and grouped together areas which shared the same housing market characteristics. Then

depending on the housing market area a different % or tenure type of affordable housing is requested. Affordable housing is requested on all schemes over 15 units.

- 4.2 The affordable housing requirements for the Outer Suburbs are that 25% of the whole development must be affordable and within this, there is a 50/50 split in tenure between social rent and sub market housing.
- 4.3 This is the policy requirement at the moment, however a new housing market assessment has just been carried out and initial findings indicate a huge rise in the need for affordable housing for both affordable rent and low cost home ownership.
- 4.4 Therefore it is envisaged that when the new planning policy is produced, the Supplementary Planning Document (SPD) for affordable housing, the % requested will be even higher than the current 25% for this area. However the production of this document has to fit in with the timescale for the Local Development Framework which can take up to 18 months, and so in the meantime efforts are concentrated on achieving the full 25% provision.

## **5.0 Implications For Council Policy and Governance**

- 5.1 The establishment of the Strategic Affordable Housing Partnership to deliver affordable housing is a key component of the Affordable Housing Delivery Plan. The Plan is complementary to the Vision for Leeds, the Corporate Plan, Leeds Housing Strategy the City Wide Regeneration Plan and the Corporate Asset Management Strategy.

## **6.0 Legal and Resource Implications**

- 6.1 Not applicable

## **7.0 Conclusions**

- 7.1 The establishment of the Strategic Affordable Housing Partnership and the accessing of social housing grant, along with the application of the planning policy are all essential in order to achieve increased numbers of affordable housing across the City.

## **7.0 Recommendations**

- 7.1 The Outer South Committee are asked to:
  - To note the contents of this report