

**Leeds Housing Strategy 2015-2018  
Action Plan  
Theme 1: Affordable Housing Growth**

<b>Priority 1.1: New Council Housing</b>					
<b>Action</b>	<b>Progress</b>	<b>Lead Officer</b>	<b>Performance Target</b>	<b>Baseline Position</b>	<b>Rating Status</b>
Deliver a programme of new council house development	The programme and procurement strategy is agreed. There remains uncommitted resource and the identification of additional sites (either council owned or through private purchase) is ongoing.	Maggie Gjessing	600 units of council housing to be delivered	12 new build sites now programmed, comprising approximately 400 units, and delivery commenced; additional sites (circa 200 units) to be identified	
Deliver new council housing through the purchase of empty private housing	Two phases of acquisitions programmed both with HCA grant funding	John Statham	100 units to be acquired	20 acquisitions completed	
Deliver new council housing through the Little London Beeston Hill and Holbeck PFI	Delivery of new build housing as part of the PFI	Nahim Mehmood-Khan	388 new build properties through PFI	52 units handed over for letting: 47 Beeston Hill/Holbeck and 5 in Little London	
Ensure that new council housing is delivered to a high standard	The Leeds Standard which sets requirements for urban design, space standards and environmental sustainability has been developed and forms part of the specification requirements.	Maggie Gjessing	Leeds Standard adopted	Leeds Standard adopted as specification for council housing	
Deliver the right mix of council housing	The mix to be provided by the programme is informed by	Maggie Gjessing	Demand and supply analysis	Overall programme identified and	

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	housing needs data and analysis of existing supply		identifies type and locations needed	agreed indicating mix required by location	
Make the best use of available financial and land resources to deliver new council housing	The programme is resourced via the HRA and the programme augmented by HCA grant funding. Land is a mixture of Council and private ownership depending on need for stock in specific parts of the city.	Maggie Gjessing	Sites within the programme are primarily council owned; acquisitions from developers being explored in areas where the Council has limited ownership. Value for money is established on a scheme by scheme basis using construction cost benchmarks.	Council land identified through the Housing Investment Land Strategy (HILS) process and acquisition opportunities in specific locations are being negotiated	
<b>Priority 1.2: Registered Providers</b>					
<b>Action</b>	<b>Progress</b>	<b>Lead Officer</b>	<b>Performance Target</b>	<b>Baseline Position</b>	<b>Rating Status</b>
Support the delivery of the Affordable Homes Programme by Registered Providers	Working with RPs and the Homes and Communities Agency to maximise investment through the Affordable for Leeds	Maggie Gjessing	C600 units programmed 2015-18	Land identified by the RPs for approx. 50% of the programme; RPs supported in site	

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				identification for the remainder	
The Council to facilitate new Registered Provider house building through the use of financial resources	The Right To Buy Replacement programme is providing grant funding to RPs & 3 <sup>rd</sup> sector providers	Maggie Gjessing	Resources committed on an ongoing basis	5 schemes committed	
Promote the capacity of Registered Providers and third sector organisations to bring empty homes back into use	RPs and 3 <sup>rd</sup> sector providers' investment programmes via the HCA supported by the council and in line with strategic objectives. The RTBR programme also funds the empty properties programme.	Maggie Gjessing	2015-18 programme to be developed to deliver 100 empty homes back into use	15 empty properties being delivered through the RTBR programme	
The Council to facilitate new Registered Provider house building through the use of land resources	Sites made available to support delivery by RPs through the 2015-18 Affordable Homes Programme	Maggie Gjessing	14 disposals at less than best value to date for Registered Provider new build use	Further 4 disposals; ongoing land identification through the HILS process	
Deliver new Registered Provider housing to a high standard	RPs delivery to the HCA's requirements within the AHP. The Leeds Standard which sets requirements for urban design, space standards and environmental sustainability has been developed.	Maggie Gjessing	Leeds Standard adopted for Registered Provider housing development	Leeds Standard adopted. Where Council grant supports development, delivery in line with the LS is required.	

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<b>Priority 1.3: Extra Care Housing</b>					
<b>Action</b>	<b>Progress</b>	<b>Lead Officer</b>	<b>Performance Target</b>	<b>Baseline Position</b>	<b>Rating Status</b>
Establish the strategic need for Extra Care Housing	Demand model using the CLG “More Choice Greater Voice” methodology developed. Requirement for c600 Extra Care housing units across all tenures identified to the period to 2020.	Maggie Gjessing / Anna Clifford	Strategic need established and incorporated within a Development Prospectus to facilitate investment in specialist accommodation.	Spatial distribution of need established	
Identify potential sites for Extra Care Housing through the development of the Site Allocation Plan	Identify land opportunities for Extra Care housing through the Site Allocations process as part of the Local Development Framework	Maggie Gjessing	Identification of sufficient land to support level of need in localities and city wide	Market has brought forward 75 units currently under construction with a further 187 which will deliver or commence delivery by 2018.	
Deliver new Extra Care Housing as part of the Council Housing Growth Programme	Scope for a further Extra Care scheme identified within the programme. Site search underway; potential for grant support identified.	Maggie Gjessing	Provision of a second c45 unit Council owned Extra Care scheme	Site provisionally identified and funding bid being prepared	

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Facilitate the development of Registered Provider/Third Sector Extra Care Housing	Develop opportunities for investment in Extra Care through a range of mechanisms which can include planning gain, land and cross subsidy models	Maggie Gjessing	Support RP bids for HCA funding and identifying cross subsidy opportunities through the Development Prospectus	First extra care scheme being delivered through s106	
Deliver the right tenure mix of Extra Care Housing	Tenure mix across the city is informed by the demand model and will be promoted via the release of a prospectus for older people's housing aimed at the development industry.	Maggie Gjessing	Prospectus released	Demand forecast in place which identifies tenure requirements	
<b>Priority 1.4: Affordable Home Ownership, Self-Build and Custom Build</b>					
<b>Action</b>	<b>Progress</b>	<b>Lead Officer</b>	<b>Performance Target</b>	<b>Baseline Position</b>	<b>Rating Status</b>
Promote access to home ownership through the Local Authority Mortgage Scheme	Local Authority Mortgage Scheme established	Maggie Gjessing	Local Authority Mortgage Scheme fully committed	68 completions to date, resources for c20 to be committed	
Encourage the capacity of people to self-build/custom build their homes	Provision of land and co-ordinated advice for self-builders including via the planning system	Maggie Gjessing	Self-build programme established in line with new Right to Build legislation including community self-	6 sites made available, web site info set up and community self-build strategy commissioned	

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			build project(s)		
Work with the Homes and Communities Agency to promote access to affordable home ownership including self-build/custom build	Strategic approach with the HCA and signposting custom build groups to HCA development loan finance	Maggie Gjessing	Self-build programme established	No take up of HCA funding to date	
Work with developers and Registered Providers to promote access to affordable home ownership	Strategic approach to affordable housing established including tenure mix within neighbourhoods	Maggie Gjessing	Appropriate level of affordable home ownership delivered within neighbourhoods	Limited provision of shared ownership due to market slow down and grant levels affecting viability	
Ensure new housing development is delivered to a high standard	The Leeds Standard sets the requirements for urban design, space standards and environmental sustainability	Maggie Gjessing	Leeds Standard embedded within delivery of new housing development	Leeds Standard adopted including the update of the "Neighbourhoods for Living" as planning guidance	
<b>Priority 1.5 Affordable Housing and Sustainable Communities</b>					
<b>Action</b>	<b>Progress</b>	<b>Lead Officer</b>	<b>Performance Target</b>	<b>Baseline Position</b>	<b>Rating Status</b>
The Council to lead on the strategic approach to affordable housing development and delivery in the city	The Housing Growth Team has been established leading on new build programmes and the management of empty homes	Maggie Gjessing	Forecasts by work stream: 1000 units - Council housing growth	Multi-disciplinary growth team established	

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			programme 600 units - Affordable Homes Programme 874 via s106		
Deliver new affordable housing s106 agreements	Maximising planning policy gain from market housing development for affordable homes as the housing market shows signs of picking up and opportunities for planning gain are increasing.	Maggie Gjessing	874 forecast delivery through s106 either on or off site	Affordable housing policies are being reviewed as part of the LDF process.	
Deliver new affordable housing through commuted sum receipts	Strategic approach to the use of commuted sums received in lieu of affordable housing	Tim Hill	Strategy update and new schemes identified	Commuted sums currently supporting new build and empty homes schemes	
Work with developers and Registered Providers to get the right mix of new housing	Mix of type and tenure to meet the needs of communities across the Leeds housing markets	Maggie Gjessing	Use of Housing Market Assessments to inform negotiations with developers on housing mix	Rolling programme of HMAs in place	
Deliver infrastructure and services, allied to new housing, through the Community Infrastructure Levy	Community Infrastructure Levy in place providing a policy framework to secure the necessary mix of housing and provision of infrastructure such	Tim Hill	Community Infrastructure Levy operational	Community Infrastructure Levy approved	

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	as schools and green space.				
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