

Leeds Housing Strategy 2015-2018
Theme 1: Affordable Housing Growth

Priority 1.1: New Council Housing

The Council has embarked on the largest programme of council housing development seen in the city for several decades. The programme for 2015-2018 comprises 600 new homes being built across the city, 388 new homes being built in the PFI areas of Little London, Beeston Hill and Holbeck and 100 houses being purchased from private owners and converted to council housing. The Council has established an £81m fund to deliver the 600 new homes. The Homes and Community Agency (HCA) is supporting the programme and has approved a grant allocation of £8m. The new housing will be developed to the 'Leeds Standard' of design, space provision and environmental efficiency. The Council is seeking to buy new built properties and long-term empty properties from private owners with the latter often blighting the local communities in which they are located. The intention is to bring such housing, as needed, up to an excellent standard for letting. The purchase of existing housing from private owners may represent a swift and cost-effective way of delivering new council housing. The Council is committed to delivering the right mix of new council housing and the location will be partly informed by Housing Needs Assessments that identify supply, demand and unmet need for housing in specific localities. The Council also intends to make best use of its land resources to deliver the programme including the use of vacant brown field sites. The council housing delivery programme will complement wider affordable housing delivery with the Council working with private developers and Registered Providers to co-invest in localities and new council housing being delivered in mixed tenure developments.

Affordable Housing Growth Actions

- Deliver a programme of new council house development
- Deliver new council housing through the purchase of empty private housing
- Deliver new council housing through the Little London Beeston Hill and Holbeck PFI

Affordable Housing Growth Targets

600 new build council houses to be delivered

100 units to be purchased from private owners and converted to council housing

Baseline Position

12 new build sites now programmed and delivery commenced; additional sites (approximately 200 units) to be identified

20 acquisitions completed

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Case Study: Little London, Beeston Hill and Holbeck PFI

The Council has entered into a 20 year contract with Keepmoat to build new council housing, refurbish existing stock and to regenerate the localities of Little London, Beeston Hill and Holbeck. The first stage of the project is to refurbish 1600 properties, applying the Leeds Standard adopted in 2015 for new build council housing properties over the 20 year period. £198m will be invested in the project over the 20 year period by the Council. Local people have been recruited to work on the project including 41 apprentices.

Priority 1.2: Registered Providers

The Council has a long standing and effective relationship with Registered Providers (mainly housing associations) and 3rd sector housing providers across the city. They provide investment and development expertise in addition to contributing to the well-being of neighbourhoods through a raft of support services for residents. The Homes and Communities Agency's Affordable Homes Programme 2015-20 has recently been announced and a programme of over 600 new affordable homes in Leeds has been confirmed as of January 2015. Registered Providers work in partnership with the Council and with developers and landowners to develop innovative schemes to accelerate the delivery of sites and provide a mix of tenures particularly on large strategic sites including brownfield land owned by the Council. To support and accelerate delivery, the Council has made resources available to add to the level of investment available. This includes making 12 Council owned land sites available for the delivery of new affordable housing. These include a number of sites which have been derelict or causing nuisance within communities, and the Council has worked together with providers to bring them back into productive use. The Council is also using its Right to Buy receipts to provide grant funding directly to Registered Providers and 3rd sector providers to further add to affordable housing supply. A programme to the value of £7m is being made available. The Council has developed the Leeds Standard, an approach to ensuring the delivery of new homes is of the highest quality. The Council will be working with Registered Providers to further develop the approach. Registered Providers and 3rd sector organisations also make a significant contribution to bringing empty homes back into use. Organisations such as LATCH and Canopy have refurbished a significant number of homes to excellent standards, also offering training and apprenticeships in construction.

Affordable Housing Growth Actions

- Support the delivery of the Affordable Homes Programme by Registered Providers
- The Council to facilitate new Registered Provider house building through the use of financial resources
- Promote the capacity of Registered Providers and third sector organisations to bring empty homes back into use
- The Council to facilitate new Registered Provider house building through the use of land resources

Affordable Growth Targets

Baseline Position

600 new homes delivered through registered providers 2015-18	Sites identified by Registered Providers for approximately 300 units; work on-going to identify remaining sites
Council resources committed on an ongoing basis to facilitate registered provider new build development	5 schemes committed
100 empty homes acquired and brought back into use 2015-2018	15 empty homes acquired through RTBR programme
Council land identified for 'less than best' disposal to Registered Providers for new build development	18 disposals identified with on-going work through the HILS process

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- Deliver new Registered Provider housing to a high standard

Leeds Standard adopted for Registered Provider for Registered Provider new build development

Leeds Standard definitely applied when Council grant is underpinning development

Case Study: Sanctuary Housing Association

Sanctuary Housing Association has developed 128 properties, across 5 sites, in the Middleton area. The scheme was delivered using Homes and Community Agency (HCA) funding and land disposed of by the Council. The 5 sites were cleared of obsolete housing and the new housing is a mix of bungalows and 2/3/4 bedroomed houses. The new housing has been developed to high standards of design, energy efficiency and is part of a wider regeneration plan for the Middleton area, which was developed with the support of local residents and Ward Members.

older people. Extra Care Housing is an increasingly prominent housing option for older and disabled people. Extra Care Housing is a broad term, which encompasses a range of housing types, but a defining characteristic is the permanent presence of on-site care and support. The provision of Extra Care Housing helps older and disabled people to continue to live independently and prevents unnecessary residential care and hospital placements. Much of the delivery of specialist housing for older people is through private sector delivery. The Core Strategy has a requirement for Housing Needs Assessments for schemes over 250 units where negotiation takes place with developers on the provision of housing for older people. An exercise to determine land availability through the Site Allocations Plan for specialist older persons' accommodation is also ongoing and will also support activity to secure future supply. There are 682 cross-tenure extra care units in Leeds, with 75 under construction and 187 more at a development stage. Whilst the majority of delivery is through the independent sector, the Council is supporting new provision and is developing an Extra Care Housing scheme as part of the Council Housing Growth programme. It is also identifying where brownfield land sites can be used to contribute towards new supply and several of the Council's sites have already been marketed for sale for use as Extra Care or specialist Housing. In addition it has also identified a small number of Council owned sheltered housing schemes which no longer meet the needs of communities and which could be used to develop new provision.

Affordable Housing Growth Actions

- Establish the strategic need for Extra Care Housing
- Identify potential sites for Extra Care Housing through the development of the Site Allocation Plan
- Deliver new Extra Care Housing as part of the Council Housing Growth Programme
- Facilitate the development of Registered Provider/Third Sector Extra Care Housing
- Deliver the right tenure mix of Extra Care Housing

Affordable Housing Growth Targets

Strategic need for extra care housing established and incorporated within a Development Prospectus to facilitate investment in specialist accommodation

Identification of sufficient land to support level of need for extra care housing in localities and city wide

Provision of a second approximately 45 unit Council owned Extra Care scheme

Support RP bids for HCA funding and identifying cross subsidy opportunities

Baseline Position

Spatial distribution of need established

Market has brought forward 75 units currently under construction with a further 187 which will deliver or commence delivery by 2018.

Site provisionally identified and funding bid being prepared

First extra care scheme being delivered through s106

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through the Development Prospectus	
Prospectus released	Demand forecast in place which identifies tenure requirements

Case Study: Extra Care Housing in Yeadon The former Council sheltered housing scheme site at Haworth Court in Yeadon is being used to develop 45 units, comprising 27 two bedroom and 18 one bedroom flats of Extra Care Housing. The scheme is being delivered and funded by the Council supplemented by grant funding from the Department of Health. 35 of the units will be let as council housing and the remaining 10 marketed for sale on a shared ownership arrangement. It is anticipated that the 45 units will be built by January 2016.

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Priority 1.4: Affordable home ownership, self- build and custom build

Affordability across all tenures is an important issue in Leeds. Average property prices in Leeds are currently equivalent to 7 times the average income and 12.9 times the bottom quartile income in Leeds (January 2014). If prices continue to increase at their current rate of 3%, then by 2020 Leeds prices will be the equivalent of 8.6 times average income and 15.8 times bottom quartile income. Access to property ownership remains difficult particularly for younger households, with the effect of increasing demand for market rent housing in the city. In support of access to owner occupation, the government has introduced the “Help to Buy” scheme which provides support to purchasers to buy new build housing with a government loan. Help to Buy has had a significant effect on the market in Leeds, assisting property purchases. The Council has established schemes to support affordable home ownership, recently setting up the Leeds Local Authority Mortgage Scheme which provides a mortgage indemnity (underwriting a proportion of mortgage costs for a fixed period) to support buyers. As the scheme can be applied to second hand houses it can also help to unlock the market in individual neighbourhoods. Supporting people to buy their own home has the advantage of helping deliver housing growth more generally. The council has worked proactively with developers and housing associations to identify ways to support demand, particularly from first time buyers unable to access the housing ladder. Affordable home ownership is also key to enabling older owner occupiers to “downsize” and release family homes onto the market, increasing the supply of larger units to the overall stock of housing in the city. The Council works with providers to encourage development of new homes specifically for older people. There is a growing interest in self-build and custom build not only as a way of meeting the housing requirements of individuals or groups of individuals, but also as a way of contributing to housing growth. Custom build and self-build schemes offer the construction of homes which can be innovative in design, energy efficiency and low carbon construction, in addition to often offering training and skills opportunities to participants. The Council is looking at ways to support custom and self-build projects through work with the Homes and Communities Agency to help identify sites. The Council can make sites available to the market for this purpose and look at how custom build can be incorporated into larger mixed tenure schemes.

Affordable Housing Growth Actions

- Promote access to home ownership through the Local Authority Mortgage Scheme
- Encourage the capacity of people to self-build/custom build their homes
- Work with the Homes and Communities Agency to promote access to affordable home ownership including self-build/custom build
- Work with developers and Registered Providers to promote access to affordable home ownership
- Ensure new housing development is delivered to a high standard

Affordable Housing Growth Targets

Baseline Position

Local Authority Mortgage Scheme fully committed	68 completions to date, resources for approximately 20 to be committed
Self-build programme established in line with new Right to Build legislation including community self-build project(s)	6 sites made available, web site info set up and community self-build strategy commissioned
Self-build programme established	No take up of HCA funding to date
Appropriate level of affordable home ownership delivered within neighbourhoods	Limited provision of shared ownership due to market slow down and grant levels affecting viability
Leeds Standard embedded within delivery of new housing development	Leeds Standard adopted including the update of the “Neighbourhoods for Living” as planning guidance

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Case Study: Leeds Local Authority Mortgage Scheme

The Council joined forces with the Leeds Building Society to launch the 'Helping Hand' mortgage scheme which is designed to help first time buyers get on the property ladder. Often, the reason why first time buyers struggle to get on the property ladder is because they cannot raise a large enough deposit to satisfy the lender's borrowing criteria. Under the scheme, the Council placed a £1m deposit with Leeds Building Society which provides mortgage guarantees for up to 40 first time buyers. Where second hand houses are purchased this can support around 5 additional house moves in the chain – that is up to 200 house buyers who are buying their next homes and will be able to do so because the first time buyer can get a mortgage to start the upward chain.

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Priority 1.5: Affordable Housing and Sustainable Communities

Most new housing is delivered through market led development that has secured planning permission to develop. The Council can apply conditions to the planning approval including the provision of a specified number of affordable housing units within the wider development. This is called a Section 106 agreement. A continued pick up in the economy and housing markets should mean that more commercial housing development is proposed and consequently more opportunity to secure affordable housing through the Section 106 route. The affordable housing developed through the Section 106 option, social rented housing and/or shared ownership, means that this is an effective means of creating mixed sustainable communities. The number and type of affordable housing to be provided is agreed through dialogue between developers and the Council. Developers will work with Registered Providers regarding the development of affordable housing and the future management of social housing units adds to the sustainability. The Council sometimes accepts a 'commuted sum' from a housing developer as an alternative to affordable housing being provided on a specific development. Such funds can be used to develop affordable housing elsewhere in the city. The Council has recently developed its approach to a Community Infrastructure Levy (CIL) for Leeds. The CIL will involve applying a charge on development with the funds being available to cover the cost of additional infrastructure and services required through the development. The Council needs to ensure that sufficient affordable housing is developed of the right type to meet need and located in areas where people want to live. Strategic Housing Market Assessments, coupled with Housing Needs Assessments for larger schemes, are used to inform the number, type and location of affordable housing that is needed.

Affordable Housing Growth Actions

- The Council to lead on the strategic approach to affordable housing development and delivery in the city
- Deliver new affordable housing s106 agreements
- Deliver new affordable housing through commuted sum receipts
- Work with developers and Registered Providers to get the right mix of new housing
- Deliver infrastructure and services, allied to new housing, through the Community Infrastructure Levy

Affordable Housing Growth Targets

To deliver:
 1000 units - Council housing growth programme
 600 units - Affordable Homes Programme
 874 s106
 874 forecast delivery through s106 either on or off site
 Strategy update and new schemes identified
 Use of Housing Market Assessments to inform negotiations on mix with developers
 Community Infrastructure Levy operational

Baseline Position

Multi-disciplinary growth team established
 Affordable housing policies are being reviewed as part of the LDF process.
 Commuted sums currently supporting new build and empty homes schemes
 Rolling programme of HMAs in place
 Community Infrastructure Levy approved

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Case Study: Royal Gardens

Royal Gardens, Pudsey, is a development of 164 new homes by Barratt David Wilson Homes which was completed in 2013. Under the development's s106 agreement 41 units were acquired by Leeds Federated Housing Association (LFHA) for the provision of Affordable Housing, which were pepper potted throughout the scheme to create a mixed community. As part of the purchase of the units, LFHA, in discussions with the developer, added additional energy efficiency measures to the properties which included energy efficient boilers and rainwater recycling butts where possible. This has both improved the sustainability of the units as well as making the properties cheaper for their tenants to heat their homes.