



Evidence Base

- Strategic Housing Market Assessment
- Research into Demand for Council Housing
- City centre housing research
- Housing and Economic growth in the Leeds City Region research
- Student housing research
- West Yorkshire BME housing research
- West Yorkshire private rented sector research

Affordable Housing is now a key issue for the Government

Housing Green Paper

More Homes

- 3million new homes by 2020
- Annual House building target increased to 240,000
- 45,000 new homes for social rent
- 25,000 shared ownership
- Local housing companies

Housing Green Paper

Building homes more quickly

- unlocking the planning system
- releasing land for development

Greener Homes

- High environmental standards
- Carbon zero developments by 2016

What is changing the Housing Market in Leeds?

Demographic changes

- Increasing population
- Net in-migration

Successful local economy

- Employment/commuterism
- student population

Patterns of Demand

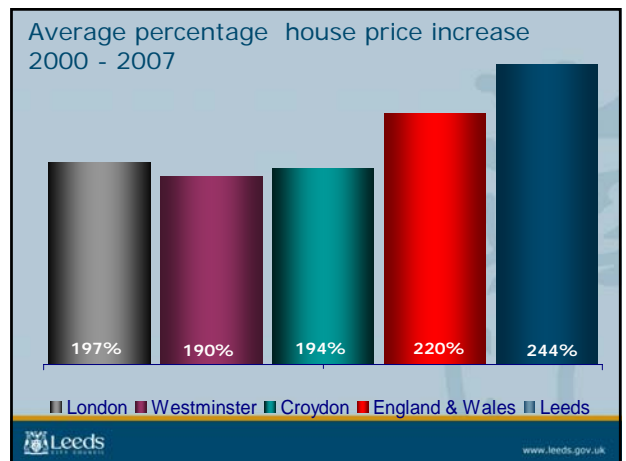
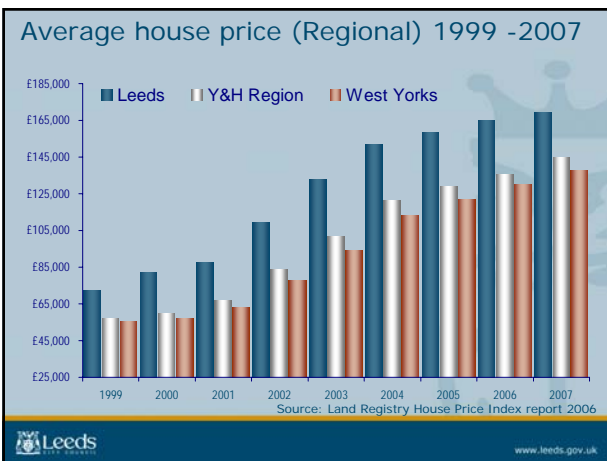
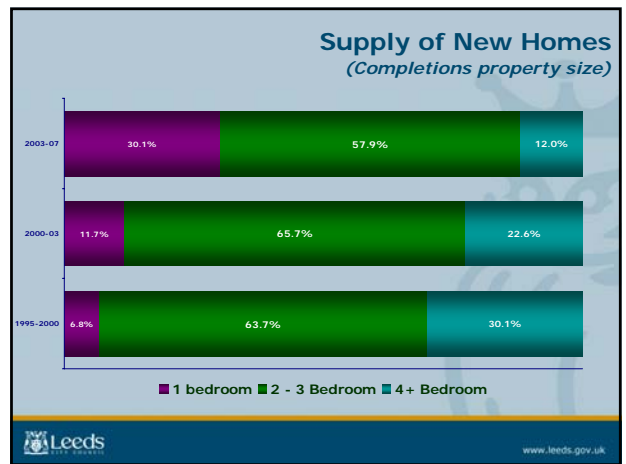
Households seeking to buy

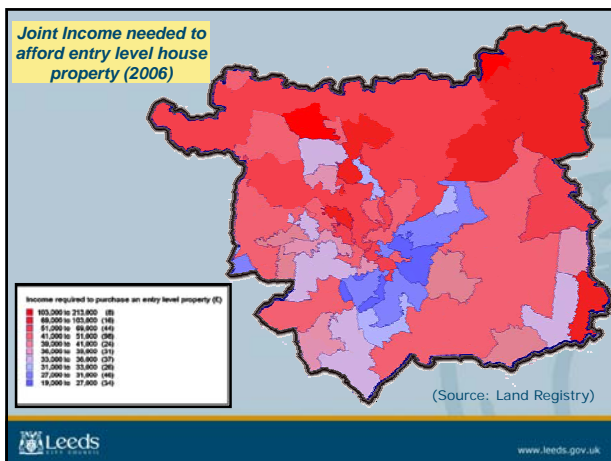
	1 bed	1 – 2 bed	2 – 3 beds	3+ beds
Existing Households	2.3%	33.1%	70.6%	66.7%
Newly forming households	9.6%	71.2%	86.5%	28.8%
ALL	5.9%	52.1%	73.6%	47.8%

Patterns of Demand

Households seeking to rent (social housing)

	1 bed	1 – 2 bed	2 – 3 beds	3+ beds
Existing Households	14.1%	49.5%	71.8%	50.5%
Newly forming households	29.0%	86.3%	71.1%	13.3%
ALL	21.6%	67.9%	71.5%	31.9%





Affordability

Annual joint income needed to afford entry level price

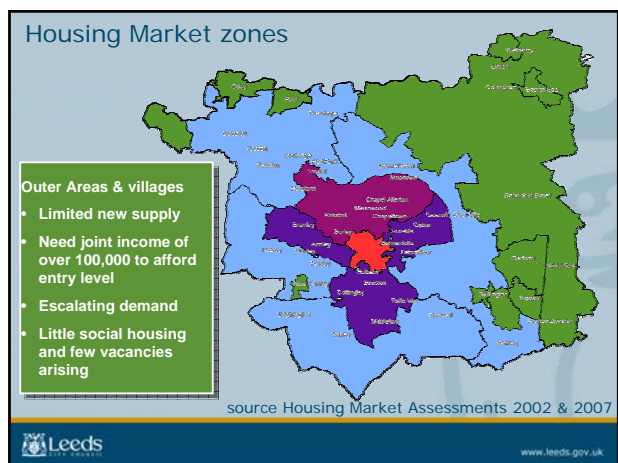
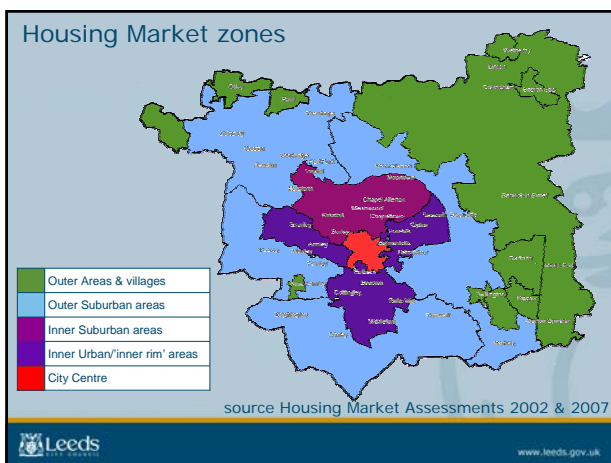
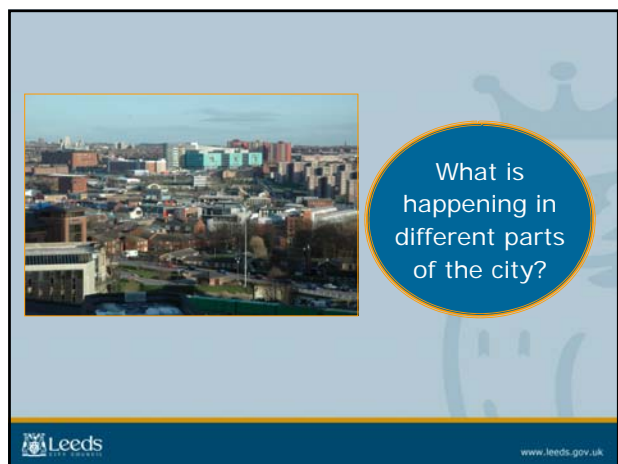
Collingham	£128,700	Hyde Park	£56,700
Adel	£92,000	Chapel Allerton	£56,500
Bardsey	£82,100	Kirkstall	£52,600
Headingley	£77,900	Chapeltown	£41,300
Alwoodley	£72,900	Stanningley	£40,500
Guiseley	£67,300	Bramley	£39,100
Otley	£67,100	North Seacroft	£38,800
Roundhay	£62,500	North Gipton	£35,000
Aberford	£61,100	Harehills	£33,000

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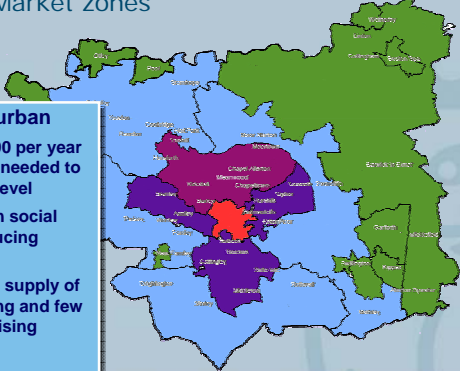
Salaries in Leeds: 2007

Deputy Sister (St James')
£22,886 – £31,004 (Source NHS Recruiting)
New Police Officer
Starting Salary £23,454 (Hansard Feb 2007)
Newly qualified teacher
£20,133 – £29,427 (Education Leeds)
Environmental Health Officer (post qualification)
Starting salary £20,895 (Leeds City Council)
HGV driver
17,200 -£19,000 (source – Yorkshire Post)
Catering Team Leader
£14,500 (source – Yorkshire Post)

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Housing Market zones



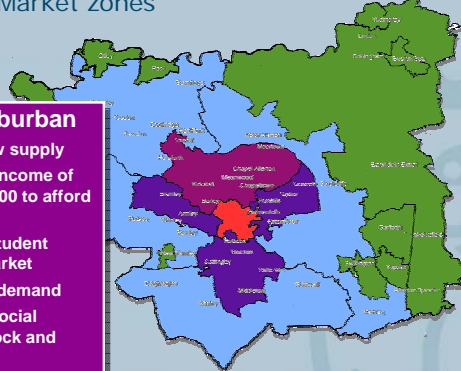
Outer Suburban

- Over £65,000 per year joint income needed to afford entry level
- Vacancies in social housing reducing substantially
- Limited new supply of social housing and few vacancies arising

source Housing Market Assessments 2002 & 2007

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Housing Market zones



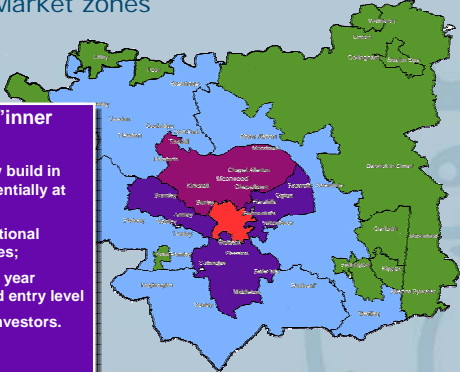
Inner Suburban

- Limited new supply
- Need joint income of over £100,000 to afford entry level
- Impact of student housing market
- Escalating demand
- Reducing social housing stock and vacancies

source Housing Market Assessments 2002 & 2007

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Housing Market zones



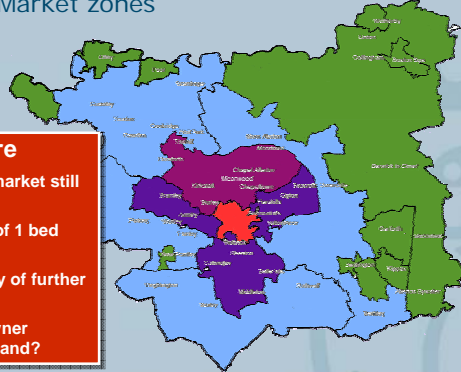
Inner Urban/inner rim'

- Significant new build in EASEL and potentially at Middleton
- Largest proportional increase in prices;
- Over 23,000 per year needed to afford entry level
- Attractive for investors.

source Housing Market Assessments 2002 & 2007

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Housing Market zones



City Centre

- Investment market still buoyant
- Oversupply of 1 bed apartments?
- Sustainability of further supply
- Reducing owner occupier demand?

source Housing Market Assessments 2002 & 2007

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How does this affect choices of tenure?



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Shared Equity & Sub Market Rent

"Intermediate Housing"

- Still very small part of the housing market
- Only 128 new units added last year
- Still lack of awareness and reluctance to take up
- 35% of households in Housing Assessment Survey reported interest



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Private Rented housing

- Increasing option of choice
- Buy to let
- Average rents high
- affordable on low to average incomes through sharing
- asylum seekers/migrants
- discharge of homelessness duty
- "Churning"



Social Housing

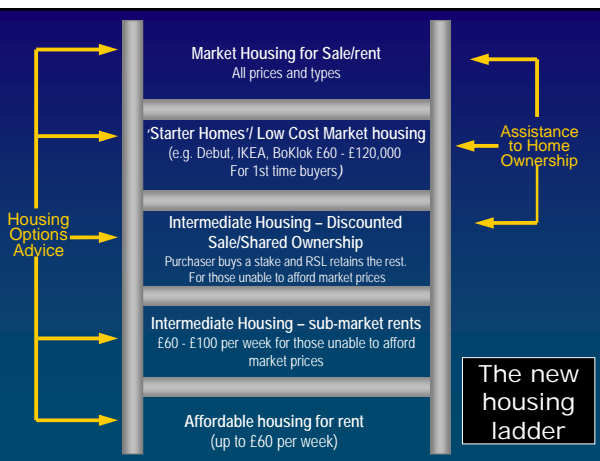
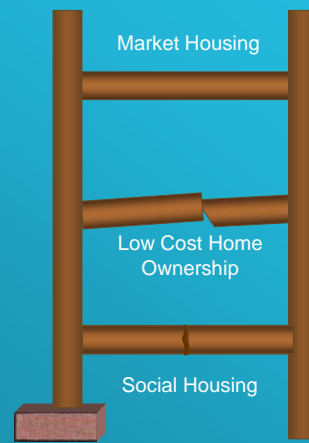


- Vastly reduced social housing stock.
- Tenant base changing.
- Demand buoyant.
- Vacancies falling.
- Increasingly used for statutory duties.
- Reduced mobility within the tenure.

What can we do?



The old housing ladder



Government's Housing Needs Model

Affordable Housing

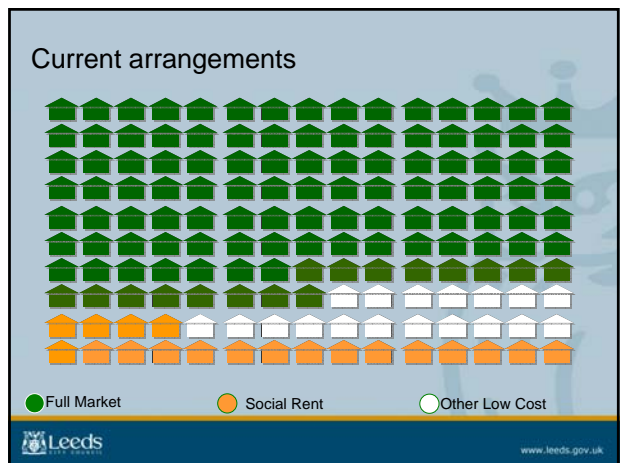
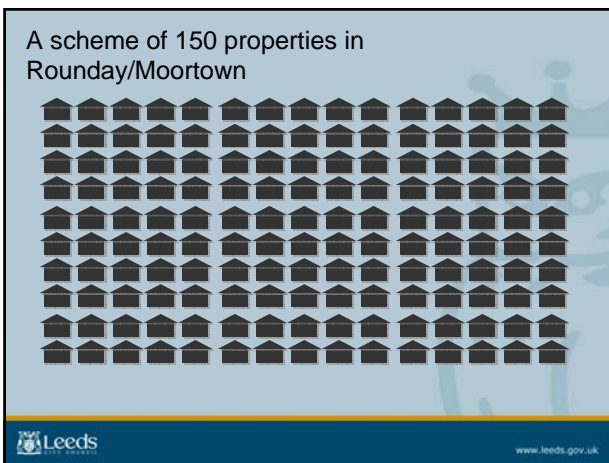
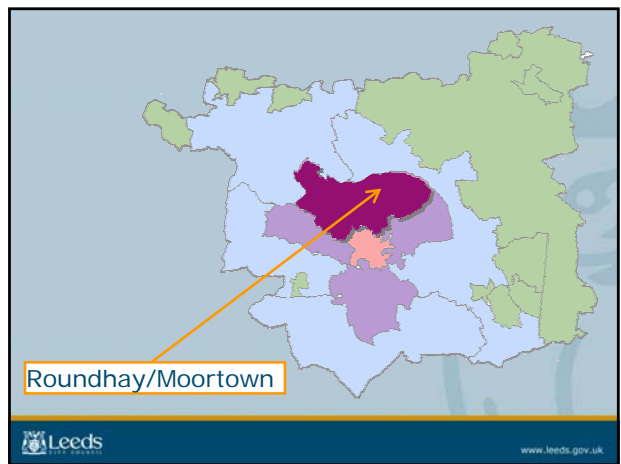
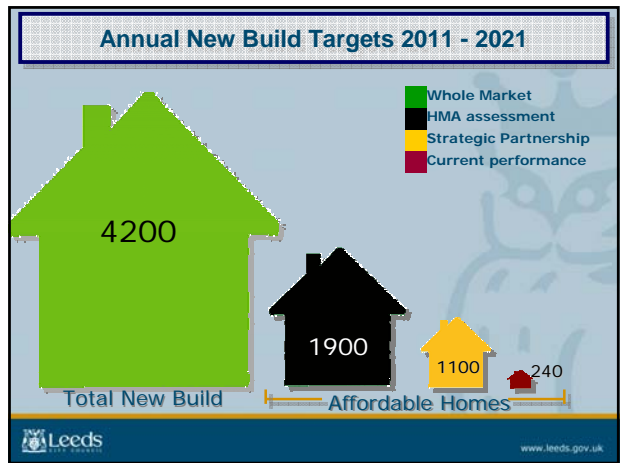
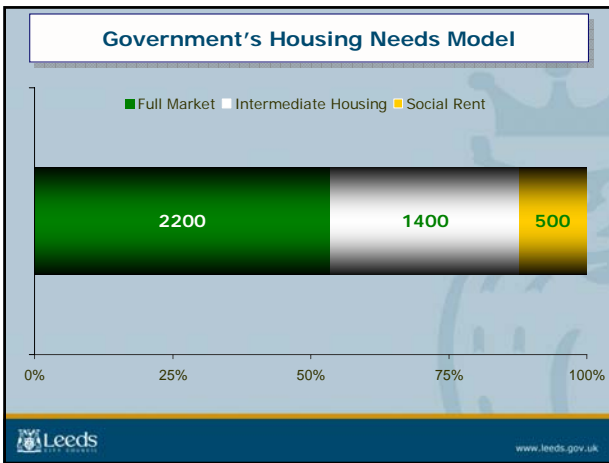
71%
2-3
bedrooms

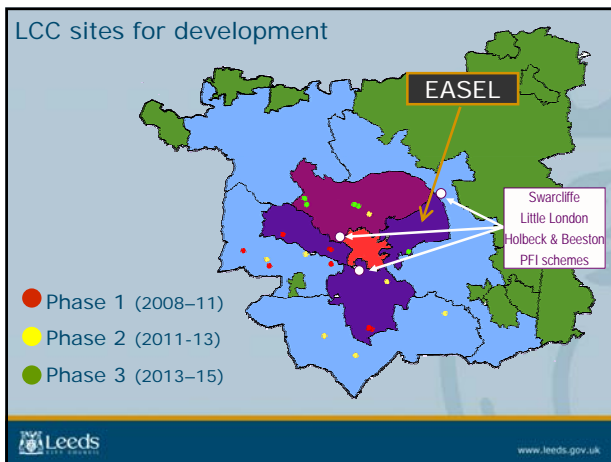
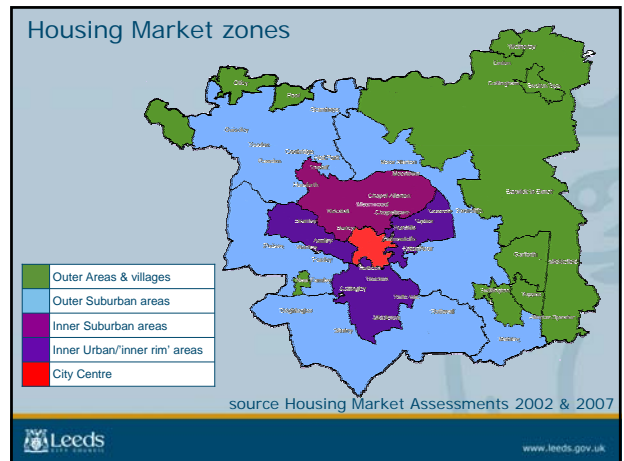
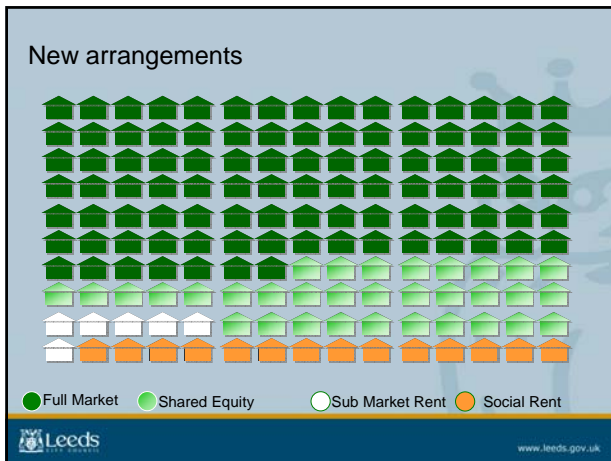
1,900
x 15 years
= 28500

Housing Market
Assessment

1,100
x 15 years
= 16500

Leeds Strategic
Housing Partnership
Target





Risks of not acting to increase affordable housing

- Increasing number of low paid workers unable to access housing
- Home ownership unaffordable to those on average incomes
- Workers unable to find housing may look to other towns/cities

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The next steps

- LCC Leadership Team
- Strategic Housing Partnership
- Consultation with Political Groups
- Planning Policy & Guidance
- Influence on future changes & developments

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