



Shared Housing Group Meeting 12th February 2008, 2.00pm, University House

Attendees:

Cllr Martin Hamilton (Chair)
 Richard Brown, NW Area Management, Leeds City Council (LCC)
 David Collett, Leeds Met
 Andrew Crates, Development Department, LCC
 Sara Gill, Leeds University Union
 Huw Jones, Re'New
 Mike Leonard, University of Leeds
 Dayle Lynch, NW Area Management, LCC
 Freda Matthews, Little Woodhouse Residents' Association
 Greg Miller, University of Leeds
 Barry Payne, HMO Lobby
 Diane Pedder, Leeds University Union
 Miles Pickard, Leeds Property Association
 Lois Pickering, Development Department, LCC
 Rachel Unsworth, University of Leeds
 Peter Warneford, Environmental Health, LCC
 Anne-Marie Watkinson, Unipol

Apologies:

Martin Blakey, UNIPOL
 Richard Tyler, HMO Lobby

1.0 Welcome and Introductions

2.0 Minutes of the last meeting and matters arising

- 2.1 Regarding minute 6.1 it was emphasised that the Knowledge community safety campaign is independent of the Shared Housing Group.
- 2.2 The 2008 Shared Housing Action Plan (SHAP) is now available. Copies are held at the NW Area Management Offices and arrangements can be made for the collection of these by calling 0113 395 2830. All
- 2.3 The minutes were agreed as an accurate record.

3.0 Work Programme and future meeting dates

- 3.1 A work programme for 2008 was circulated and comments were invited.
- 3.2 Huw Jones suggested that an additional item could be added to the April meeting on mapping the distribution of the student population, based on data from 2007.

- 3.3 Dianne Pedder suggested that an update on house hunting information for students and Leeds University Union's Student Rep scheme be placed on the agenda for the July meeting.
- 3.4 It was agreed that the work programme be provided at each meeting of the Shared Housing Group, alongside the SHAP, to allow agenda planning that facilitates monitoring of the SHAP.
- 3.5 The meeting dates for 2008 are:
- 22nd April, 2-4 pm, Civic Hall
 - 1st July, 2-4 pm, Civic Hall
 - 9th September, 2-4 pm, Civic Hall
 - 18th November, 2-4 pm, Civic Hall

4.0 Housing Strategy presentation

- 4.1 Huw Jones provided the meeting with a copy of a report that had recently been presented to the Inner North West Area Committee. The report outlined the development of a Housing Strategy for the Area of Housing Mix (AoHM).
- 4.2 With regards to the contents of the draft Strategy, the following issues were highlighted as central to the Strategy:
- The aim of achieving sustainability in the AoHM housing market.
 - Recent trends in the AoHM and likely future trends.
 - The Strategy will have regard for the current demographic imbalance. This will include looking at how to make the area more attractive to a diverse range of potential residents.
 - Implications of demographic shifts on school provision and the local economy.
 - Access to the housing market for first time buyers and the provision of affordable housing.
 - The Strategy will consider how to return empty properties to occupancy.
 - The provision of student housing outside of the AoHM.
 - The often prohibitive cost of 'deconversion' of shared homes back into family homes.
 - Developing means of managing the market within the AoHM, for example through licensing.
- 4.3 Following the presentation the following questions and issues were raised:
- 'Additional licensing' is primarily concerned with improving health and safety rather than controlling numbers of houses in multiple occupation.
 - It was commented that when a property is 'deconverted' it doesn't necessarily result in the return of certain period features that buyers often find attractive.
 - A reference to providing housing for students with families was requested.
 - Sub market affordable housing should refer to 3 types – discounted sale, sub-market rent and shared equity.

- 4.4 A further draft of the Strategy will be brought to the Shared Housing Group meeting in April

5.0 Affordable housing update

- 5.1 Lois Pickering provided an update on planning practice regarding affordable housing. The policy of Leeds City Council has always required the provision of affordable housing by developers of purpose built student accommodation. However, established practice has waived this requirement in order to promote the development of such purpose built accommodation.
- 5.2 Practice has now changed and purpose built student developments will be required to provide affordable housing. It is normally preferred that affordable housing be provided on-site, however in some circumstance off-site affordable housing will be considered.
- 5.3 The principal reason for the change in practice is the need to develop efforts in pursuing affordable housing targets
- 5.4 Officers are developing an interim affordable housing policy, whilst the Supplementary Planning Document (SPD) on affordable housing is being formalised. Consultation is being conducted on a proposal to require 33% affordable housing in relevant developments, in all areas except for the City Centre and EASEL.

In addition, consultation is being carried out on an informal policy on Housing Mix. This is suggesting 60% of new dwellings to be houses with gardens and 40% new dwellings to be 3 or more bedrooms in size on planning applications (not applicable in the city or other centres or small sizes where houses would be out of character).

- 5.5 A formal process must be adhered to when developing a SPD and it is anticipated that this should be finalised in December 2008. Preliminary workshops for stakeholders have been held and formal public consultation will be conducted in the summer.

6.0 2007 report on Implementation of Policy H15A & Report on distribution of purpose built student accommodation city-wide

- 6.1 Andrew Crates presented a report on the development of purpose built student housing schemes outside of the Area of Housing Mix. Specific reference was made to recent applications, including Perseverance Mills, the RSPCA site on Cavendish Street, the BBC site and phase two of the Claypit Lane scheme. Construction work has started on all of the sites where developments have been approved. There have been no specific sites in other areas that have been identified by the Council and Universities as being suitable for student accommodation.
- 6.2 Andrew presented a report on the development of purpose built student housing schemes within the Area of Housing Mix. Specific reference was made to a number of recent decisions, including the proposals for Kirkstall District Centre, Becketts Park Campus, Park Lane / Hanover Square, Shay Street and Moorland Avenue. An application has been submitted for a student flats development on the site of the former Glassworks on Cardigan Road (West Plans Panel have subsequently resolved to refuse planning permission).

6.3 A map of the Area of Housing Mix and its hinterland was circulated, showing the geographical distribution of purpose built student housing schemes built since the mid 1990s. A small number of older developments exist in the core of the AoHM, although the Becketts Park campus will provide accommodation further north. The Kirkstall Brewery development is a significant scheme, just to the west of the AoHM boundary. However, the larger amount of most recent developments have occurred on the 'city fringe', in Little Woodhouse, the north of the City Centre, Woodhouse and the Meanwood Road area. It was noted that whilst these are described as purpose built student flats, there is evidence to show large numbers of students living in open market residential flats in the City Centre. There is also provision for non-students to live in some of the developments. It was noted that it would be useful to also have a key on the map to correspond to particular developments.

7.0 Neighbourhood Helpline Report

7.1 A report summarising the operation of the Helpline from August 2006 – July 2007 was circulated to the meeting.

7.2 Greg Miller presented the key points within the report, highlighting that:

- Leeds Metropolitan University had joined the Helpline mid way through the period covered by the report, which resulted in their under representation in some of the data.
- Now that Leeds Metropolitan university have joined, the Helpline is able to deal with 90% of the calls it receives and joint procedures between the two universities have been agreed.
- There had been a 24% increase in the number of complaints within the Hyde Park and Woodhouse ward.
- There were no complaints from the Kirkstall ward.
- Peaks in complaints were observed at the start of semesters and when students change accommodation.
- Mediation is always attempted as the first step.+-
- If disciplinary action is taken it is unclear if details can be publicised due to data protection laws.
- It was noted that 'one-off' incidents involving student households are difficult to handle when compared to ongoing nuisance.
- The universities have been monitoring parties advertised on Facebook and contacting party organisers in advance regarding their responsibilities.

8.0 Use Classes Order

8.1 A delegation of councillors and an MP from Nottingham made a recent visit to Westminster in order to propose changes to the Use Classes Order. The relevant minister is currently considering these proposals.

8.2 Richard Tyler has proposed that a delegation from Leeds also travel to Westminster in order to support the proposals, which call for a requirement to achieve planning permission prior to converting a property into a shared house for rent.

8.3 Efforts are being made to secure support for the proposal from the relevant Parliamentary Committee and the Local Government Association.

APPENDIX 8

It was noted that there are a number of inconsistencies between pieces of legislation in terms of what constitutes a 'shared house' and a 'house in multiple occupancy'.

Further information on proposals regarding the Use Classes Order will be circulated following the meeting.

Andrew
Crates

9.0 **Any Other Business**

9.1 Peter Lythe at Leeds University is producing maps showing levels of student occupancy, which should be available at the next meeting.

Rachel
Unsworth

10.0 **Time and date of next meeting**

10.1 22nd April 2008, 2 pm, Civic Hall